High Street, EN8 7ED
Waltham Cross

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Kings Group are delighted to present this CHAIN FREE, TWO BEDROOM GROUND FLOOR FLAT, located just a stones throw from Theobalds Station.

A well-presented two-bedroom ground floor flat offering a practical layout and comfortable living space, further enhanced by allocated parking and a long 130-year lease.

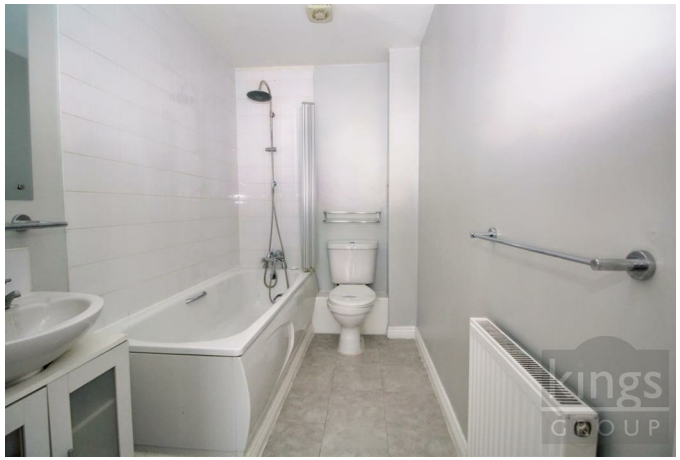
The property is entered via a welcoming entrance hall, which provides access to all principal rooms. To the left of the hallway, you are led to the main bedroom, a generously proportioned room offering ample space for bedroom furniture, followed by the kitchen, which is thoughtfully arranged with a range of fitted units and workspace.

Straight ahead from the entrance hall is the second bedroom, ideal for use as a guest room, home office, or nursery. Continuing to the right the hallway opens into the reception room, a bright and inviting space suitable for both relaxing and entertaining. Adjacent to this is the bathroom, fitted with a modern suite.

This attractive ground floor flat would suit first-time buyers, downsizers, or investors alike, benefiting from a long lease, allocated parking, and a convenient, well-planned internal layout. (SOLD AS SEEN)

£240,000

- TWO BEDROOM GROUND FLOOR FLAT
- 130 YEAR LEASE REMAINING
- WALKING DISTANCE TO THEOBALDS STATION
- CLOSE TO LOCAL SHOPS AND AMENITIES
- IDEAL FOR FIRST TIME BUYERS
- LEASEHOLD
- ALLOCATED PARKING
- EASY ACCESS TO A10 AND M25
- LARGE RECEPTION ROOM
- CLOSE TO POPULAR SCHOOLS



Location

Akers Court is surrounded by everything a home owner needs in a new home. Ranging from local high street shops, popular restaurants, supermarkets, banks, cafes any many more high street shops and business, a new owner would struggle to find a better situated proeprty for day to day life needs. With the property being in close to the town centre not only does it have local shops near by, you will also benefit from being close to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

Travel Links

Akers Court also offers fantastic commute links, with Waltham Cross Station being under a 15 minute walk away there are regular services to London Liverpool Street via Tottenham Hale, in under 30 minutes and Greater Anglia Service trains to destinations like Cambridge, Stansted Airport, and Hertford East. Alternatively you can use Theobalds Grove Station which is also just a 2 minute walk away which serves the route between Liverpool Street and Cheshunt (via Seven Sisters). In addition to the public transport links the A10 and M25 are also accessible in under 5 minutes.

Local Schools

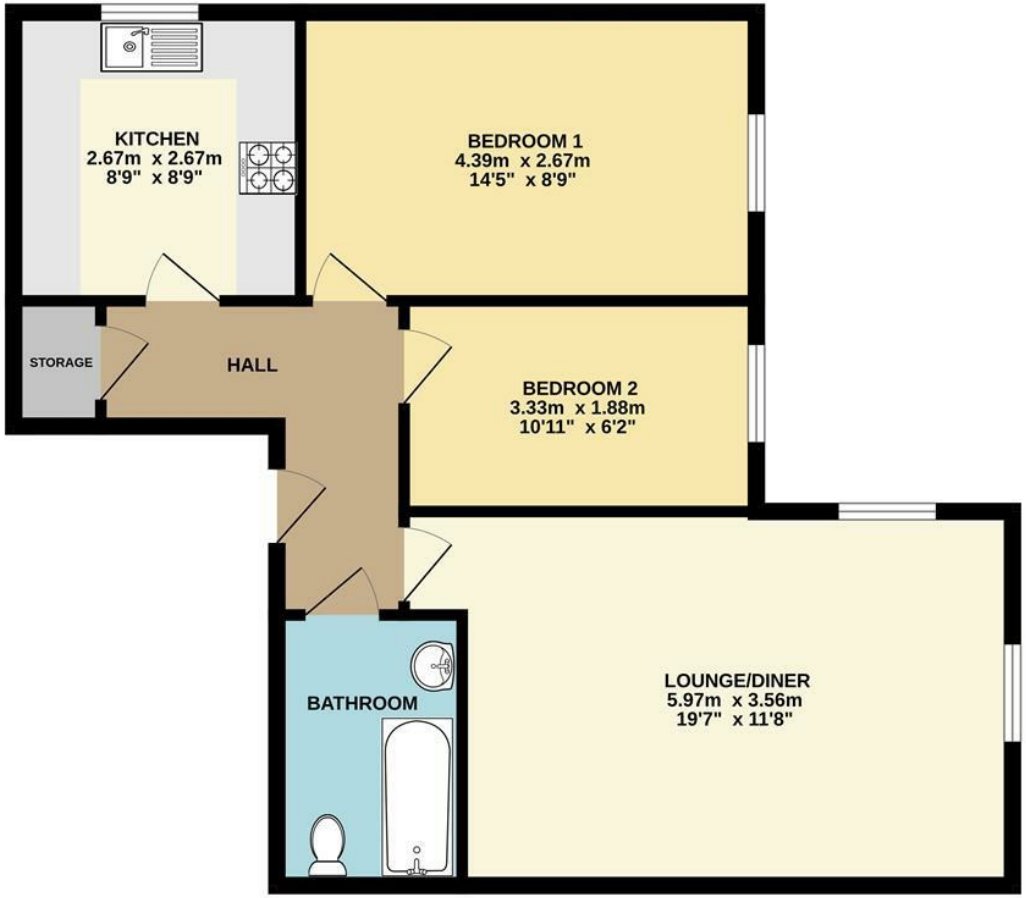
With the property being ideal for first time buyers and families, local schools may be an important criteria in your search which in addition the above that Akers Court offers, you also have some of the areas most sought after and popular schools such as St Joseph's Catholic Primary School, Downfield Primary School, Holy Trinity Church of England Primary School, Arlesdene Nursery School and Pre-School, Goffs - Churchgate Academy and many more all just a short walk or drive away.

Council Tax Band - C
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very Low, Surface Water: Low

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title document. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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