High Street, EN8 7AT
Waltham Cross

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Kings Group are delighted to present this SPACIOUS ONE BEDROOM FLAT FOR SALE, located just a stones throw from THEOBALDS TRAIN STATION.

CASH BUYERS ONLY AS BEING SOLD WITH CURRENT LEASE OF 47 YEARS

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £105,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Upon entering the property through the communal entrance, you are welcomed into the shared hallway, with the front door to the apartment located just ahead.The entrance hall provides access to all rooms. To the right is the bathroom, fitted with the usual suite and providing a practical space for everyday use. Further along the hallway to the left is the bedroom, offering a comfortable space with room for bedroom furniture.Straight ahead is the open-plan lounge, providing a bright and versatile living space with ample room for both seating and dining. To the right of the lounge is the kitchen, conveniently positioned for easy access from the main living area.

The property is currently offered with a 47-year lease. A lease extension has already been agreed at a fixed cost of £42,500, which would provide a new 125-year lease term. The agreed price is price protected provided the lease extension is completed by 31st January 2027.

By Auction £105,000

- **ONE BEDROOM FLAT**
- **CASH BUYERS ONLY**
- **SOLD VIA SECURE SALE**
- **IMMEDIATE EXCHANGE OF CONTRACTS AVALIABLE**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**
- **LEASEHOLD**
- **IDEAL INVESTMENT OPPURTUNITY**
- **CHAIN FREE**
- **WALKING DISTANCE TO THEOBALDS STATION**
- **EASY ACCESS TO M25 & A10**

Location
Bridge 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
Bridge 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 5 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
Local schools may be an important criteria in your search which in addition the above that Bridge 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.

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

Lease - 47 Year Remaining
Service Charge - £3634.24 (Approx)
Ground Rent - £30 (Approx)

Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a ‘Starting Bid’ or ‘Guide Price’, and is accompanied by a ‘Reserve Price’. The ‘Reserve Price’ is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the ‘Guide Price’ / ‘Starting Bid’.

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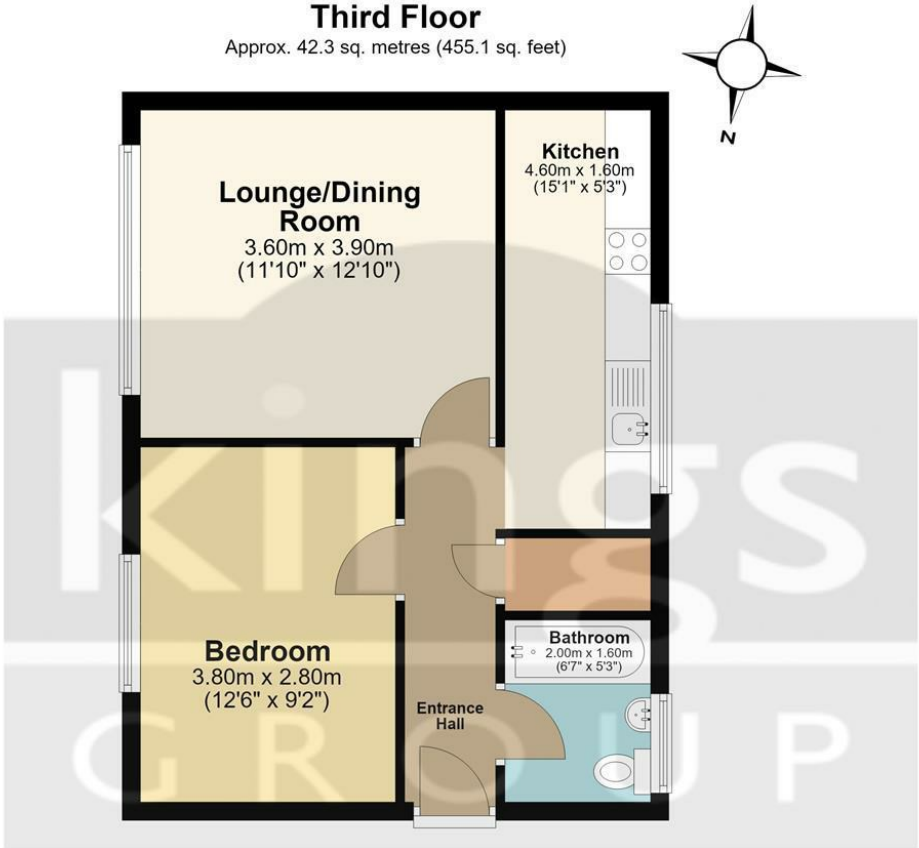
Energy Efficiency Rating

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

Third Floor

Approx. 42.3 sq. metres (455.1 sq. feet)



Total area: approx. 42.3 sq. metres (455.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Bridge Court

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 documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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