High Street, EN8 7EH
Waltham Crosss

kings GROUP

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Kings Group are delighted to present this CHAIN FREE, ONE BEDROOM APARTMENT FOR SALE.

GUIDE PRICE £175,000 - £190,000

Step inside this well-presented one-bedroom flat, offered with a long lease of 104 years and the benefit of residential parking.

The property boasts a bright open-plan living room and kitchen, creating a modern and versatile space for relaxing, dining, and entertaining. The kitchen is neatly fitted, offering ample storage and workspace while keeping you connected to the main living area. The property features a generously sized double bedroom, providing plenty of space for furnishings and comfort. Completing the home is a well-appointed family bathroom, finished with a clean, practical layout.

Situated in a residential setting with parking available, this flat is ideal for first-time buyers, downsizes, or investors seeking a ready-to-move-in property with excellent convenience.

Guide Price £175,000

- WALKING DISTANCE TO THEOBALDS AND WALTHAM CROSS STATION
- IDEAL FOR FIRST TIME BUYERS
- 104 YEAR LEASE REMAINING
- GAS CENTRAL HEATING
- EASY ACCESS TO A10 AND M25
- CHAIN FREE
- LEASEHOLD
- SPACIOUS LIVING SPACE
- CLOSE TO LOCAL SHOPS AND AMENITIES
- ONE BEDROOM APARTMENT

Location

White Hart Court is surrounded by everything a home owner needs in a new home. Ranging from local high street shops, popular restaurants, Tesco Supermarket, banks, cafes any many more high street shops and business, in addition to local high street shops White Hart Court is also very close to Waltham Cross Town Centre and Pavillion Shopping Centre offering an even wider variety of shops. Not only does it have local shops near by, you will also benefit from being within a close distance to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

Travel Links

White Hart Court also offers fantastic commute links, with Waltham Cross Station being under a 10 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 Theobalds Grove Station which is also just 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.

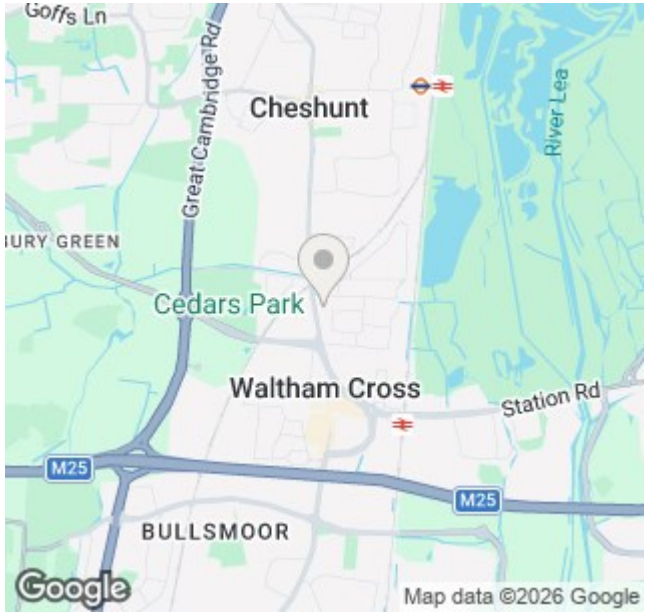
Local Schools

With the property being ideal for a first time buyers and investors, local schools may be an important criteria in your search which in addition to the above that White Hart Court offers, you also have some of the areas most sought after and popular schools such as Four Swannes Primary School, Greenfield Nursery School, Holy Trinity Church of England Primary School, Goffs - Churchgate Academy and many more all within a shot walk or drive away.

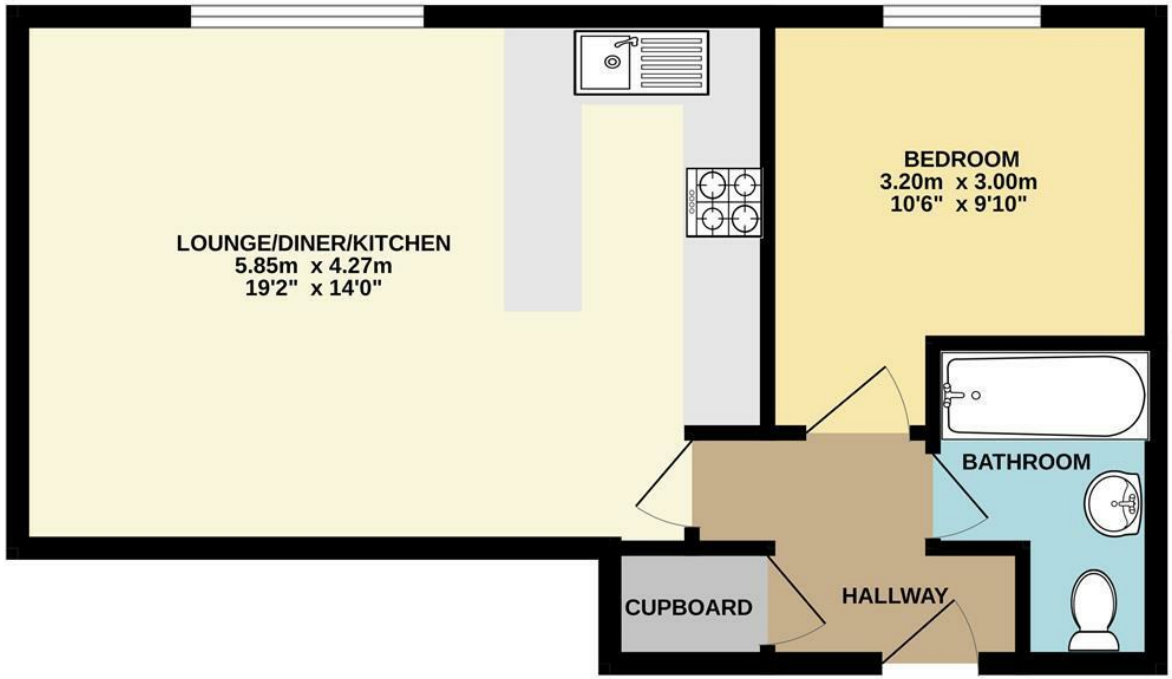
Council Tax Band - B
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very Low, Surface Water: Low
Lease - Approx 104 Years Remaining
Service Charge - £2000 Per Annum
Ground Rent - £100 Per Annum

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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	



GROUND FLOOR



WHITE HART COURT, HIGH STREET, CHESHUNT EN8 7EH

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 mis-statement. 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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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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