

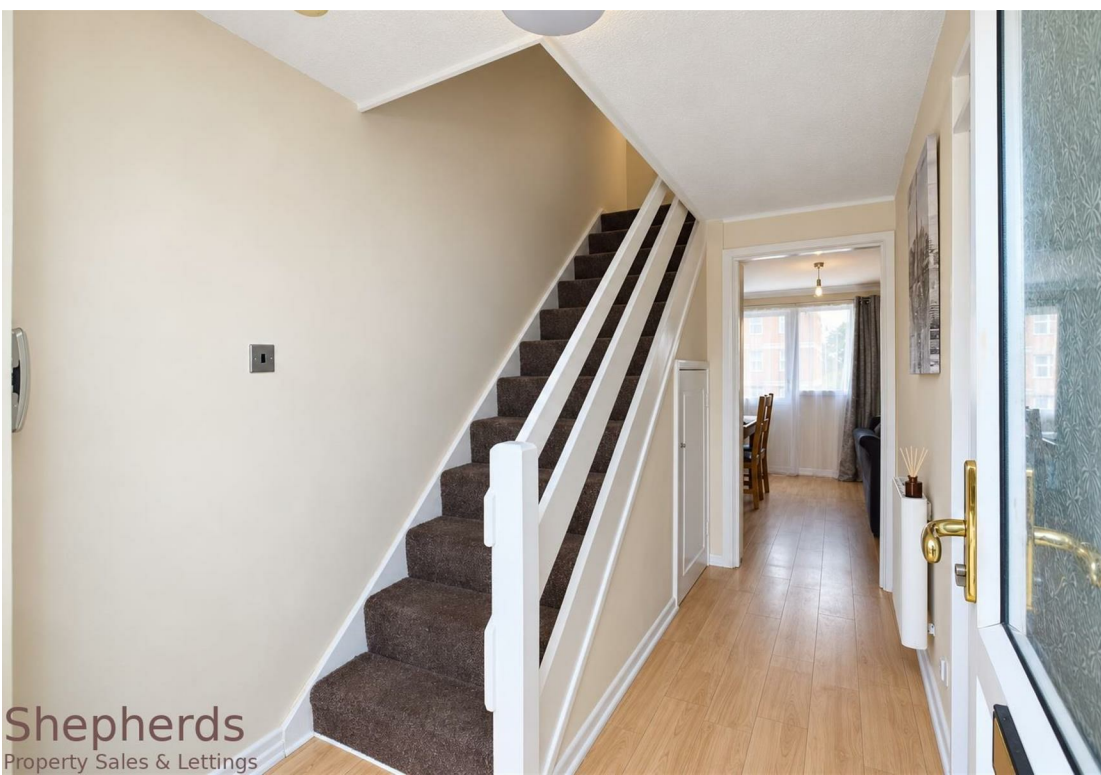


Shepherds
Property Sales & Lettings



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Property Sales & Lettings

High Street | Waltham Cross | EN8 7AT | £230,000





twelve
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six
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8
nine
10
11

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BRAND NEW LEASE ! Shepherds are pleased to offer for sale this spacious, CHAIN FREE, two double bedroom first floor split-level apartment. Arranged over two floors, the ground floor features an entrance hall, kitchen, a bright and generously sized lounge diner with access to your private roof terrace. Upstairs you have two double bedroom and a bathroom. Externally residents also benefit from a communal front terrace providing additional outdoor space to enjoy, as well as one allocated parking space. The property ideally situated within close proximity to Theobalds Grove Station, Waltham cross town centre which offers a range of shops with schooling options also nearby.

Lease Information
125 years remaining: Ground Rent £50 per Year : Maintenance Charge : £1,400 per year

All information on the lease and charges have been provided verbally via the owner and will need to be confirmed via solicitors.

Services Connected
Mains Water & Sewage. Electricity.
No Gas Connected

*Some photographs have been enhanced using AI technology for marketing purposes and may not represent the property exactly as viewed in person.

- Chain Free
 - Two Double Bedrooms
 - Close Proximity To Theobalds Grove Station
- Split Level Apartment
 - Private Garden Terrace
 - Walking Distance To Waltham Cross Town Centre
- Entry Phone System
 - Allocated Parking Space
 - Schooling Near By



Entry Phone System	First Floor Landing
Communal First Floor Open Terrace	Bedroom One
Front Door	14'4 x 8'10
Entrance Hall	Bedroom Two
Kitchen	11'2 x 6'6
8'7 x 7'8	Bathroom
Lounge Diner	7'7 x 6'5
14'4 x 10'10	External
Private Roof Terrace	Allocated Parking Space
14'4 x 11'6	
Stairs	



Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.



Tenure :
Council:
Tax Band:

Leasehold
Broxbourne
B





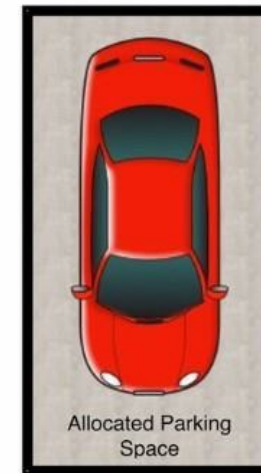
Bridge Court, High Street, Waltham Cross



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Denotes Skylight



Allocated Parking Space

This floorplan is for guidance only and may not be accurate. Shepherds have added the floor coverings and furniture as a visual guide only and items shown will not be included. This floorplan is covered by the copyright act and must not be reused or edited without permission from Shepherds Estate Agents LTD.



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CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk

