

Shepherds
Property Sales & Lettings

Longcroft Drive I Waltham Cross I EN8 7QH I £250,000


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Shepherd Estate Agents are pleased to offer this spacious two bedroom first floor split level maisonette. The ground floor of the property benefits from a separate kitchen with doors that open to the lounge diner with added benefits storage cupboards throughout. Upstairs, you are met with two generous double bedrooms and a family bathroom. The separation between floors gives the maisonette a real house like feel. Outside, there is communal parking and well kept communal gardens, offering green space without the upkeep as well as your own private storage cupboard. Ideally located, a short distance from numerous transport links including Waltham Cross Train Station, shops, cafes and everyday amenities of Waltham Cross and Abbey High Streets, and the open green spaces, walks and riverside paths of Lea Valley Park.

Lease - 87 years remaining
Ground Rent - £ 70.00 Per annum
Service charge - £840.00 per annum

Services connected
Mains drainage, water, gas, electricity

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

- Split Level Maisonette
- Separate Kitchen
- Communal Parking
- Two Double Bedrooms
- Spacious Lounge Diner
- Communal Gardens & Private Storage
- House Like Feel
- Storage Cupboards Throughout
- Ideal Location





Communal Stairs

Private Front Door

Entrance Hall

Kitchen
11 x 7'2

Lounge Diner
17 x 13'5

Storage Cupboards

First Floor Landing

Bedroom One
13'5 x 9'5

Bedroom Two
13'5 x 10

Bathroom
7'2 x 5'5

External

Communal Parking

Communal Gardens

Private Storage Cupboard











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.

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Tenure :	**Leasehold**
Council:	**Broxbourne Borough**
Tax Band:	**C**

Thistley House, Longcroft Drive, Waltham Cross



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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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