



Teresa Gardens, EN8 8EQ  
Waltham Cross





kings  
GROUP

## Teresa Gardens, EN8 8EQ

Kings Group are delighted to present this SPACIOUS ONE BEDROOM GROUND FLOOR APARTMENT. located in a quite residential area.

Step inside this well-presented one-bedroom ground floor flat, ideally suited for first-time buyers, downsizers, or investors alike. Upon entering, you are welcomed by a centrally positioned entrance hall, offering access to all principal rooms. To the left, the property opens into a bright and inviting lounge, providing a comfortable living space with an open-plan feel. This flows seamlessly into the adjoining kitchen, creating a practical and sociable layout perfect for both everyday living and entertaining. Continuing through the hallway, directly ahead is a well-proportioned bedroom, offering a private retreat with ample space for furnishings. To the right of the hallway, you will find a modern shower room, thoughtfully designed with contemporary fittings and a clean finish. Externally, the property benefits from generous communal parking, providing convenient and readily available space for residents and visitors.

Offers In Excess Of  
£210,000



- ONE BEDROOM GROUND FLOOR APARTMENT
- INTIMATE BLOCK OF 4 APARTMENTS
- SPACIOUS LOUNGE
- LARGE BEDROOM
- CLOSE TO WALTHAM CROSS TRAIN STATION

- LEASEHOLD
- PRIVATE PARKING
- MODERN SHOWER ROOM
- IDEAL FOR FIRST TIME BUYERS
- EASY ACCESS TO A10 AND M25

#### Location

Teresa Gardens enjoys a convenient and family-friendly location on the northern edge of Waltham Cross. The close forms part of a quiet residential enclave offering a calm and safe environment with minimal through-traffic — ideal for young families or anyone seeking a more tranquil lifestyle while staying connected to London and Hertfordshire. Everyday amenities are close at hand, with a selection of local shops, convenience stores, and takeaways within walking distance, and Waltham Cross town centre just over a mile away offering a wider choice of supermarkets, retail outlets, and cafés. The nearby Cedars Park and Gunpowder Park provide attractive green open spaces for leisure and recreation.

#### Travel Links

The property benefits from excellent transport links, with Turkey Street Overground Station and Waltham Cross Station approximately 10 - 20 minutes' walk away, providing direct services into London Liverpool Street. For motorists, the A10 and M25 (Junction 25) are just moments away, giving fast access to Central London, Hertfordshire, and beyond.

#### Local Schools

With the property being ideal home for families local schools may be an important criteria in your search which in addition the above that Teresa Gardens offers, you also have some of the areas most sought after and popular schools such as The Lea Valley Academy, Honilands Primary School, Greenfield Nursery School, Hurst Drive Primary School and many more all within a short walk or driveway.

Council Tax Band - B

Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Very Low, Surface Water:

Very Low

Lease - 90 Years Remaining


Service Charge - £1232.77 Per Annum (Approx)

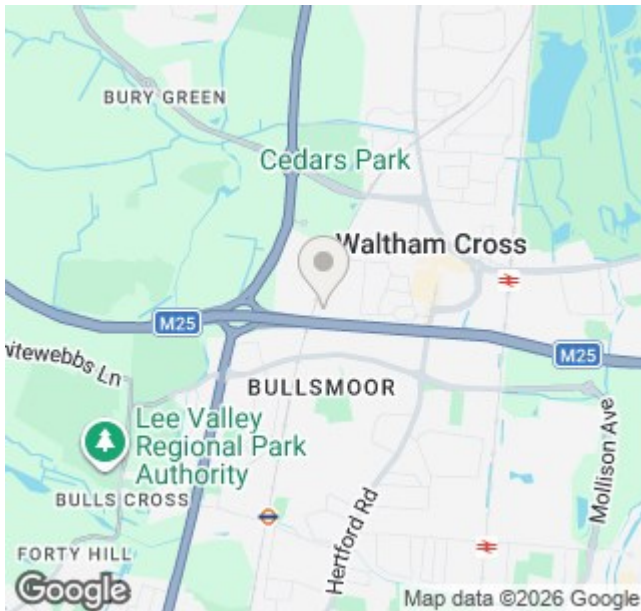
Ground Rent - £10 Per Annum (Approx)



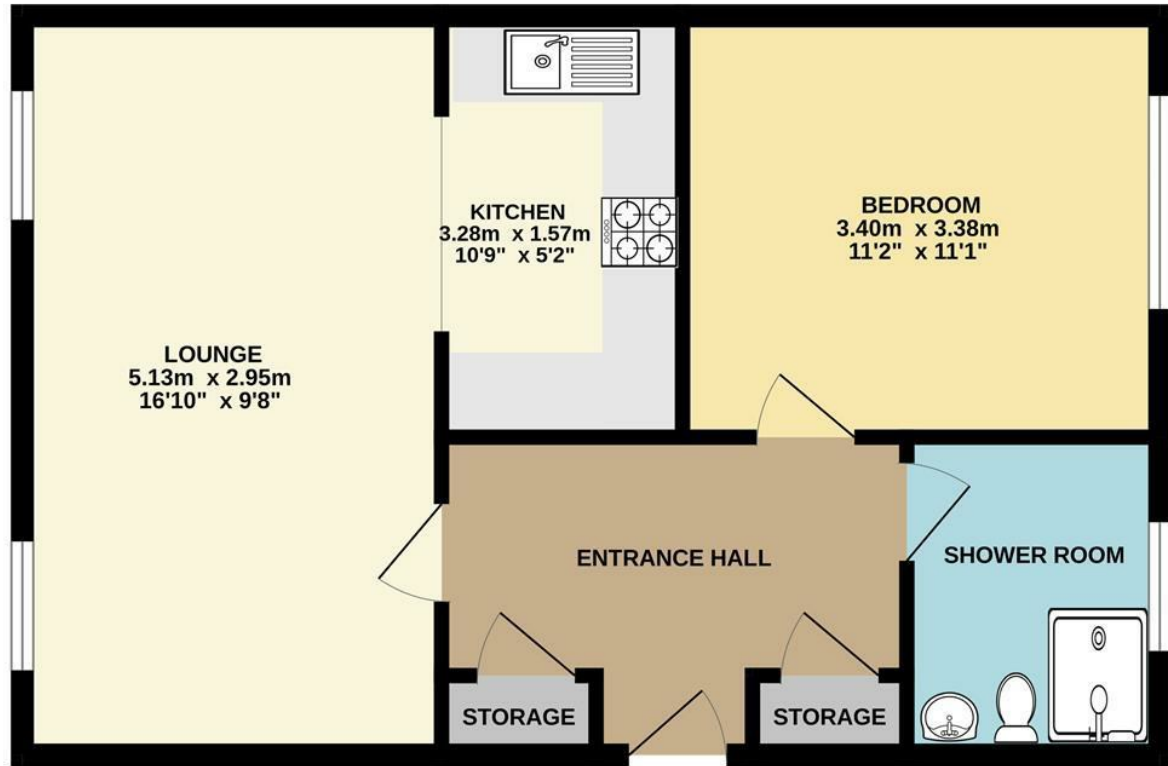


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 documents. 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 mis-statement. This plan is for illustration only and does not constitute an offer of any financial product. 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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