

Cross Road, EN8 7HU
Waltham Cross

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# Cross Road, EN8 7HU

Kings Group are delighted to offer this CHAIN FREE, ONE BEDROOM GROUND FLOOR APARTMENT. being offered with a NEW EXTENDED LEASE UPON COMPLETION.

This well-proportioned one-bedroom ground floor apartment offers practical and comfortable living accommodation throughout, benefiting from an open-plan living/dining room, separate kitchen, allocated parking and the added advantage of being offered with a newly extended lease upon completion. The property presents an excellent opportunity for first-time buyers, investors or those looking to downsize.

Upon entering the property, you are welcomed into a central entrance hallway providing access to all principal rooms. Positioned to the right is the spacious open-plan living/dining room, offering a comfortable and versatile space for both relaxing and entertaining, with ample room to accommodate lounge furniture alongside a dining table. Continuing along the hallway, the separate kitchen is conveniently positioned to the right, offering a practical layout with space for essential kitchen appliances, worktop preparation areas and storage cupboards.

Further along the hallway is the generously proportioned double bedroom, providing a comfortable space for bedroom furniture and additional storage solutions. Positioned at the end of the hallway is the family bathroom, conveniently accessible from all areas of the apartment. The entrance hallway also benefits from a useful built-in storage cupboard, providing additional space for household essentials. Externally, the property benefits from an allocated parking space, offering convenient off-street parking for residents.

A particularly attractive feature of this apartment is that it is being offered with a newly extended lease upon completion, providing additional peace of mind and making it an appealing proposition for prospective purchasers.

## £215,000












- CHAIN FREE
- BEING OFFERED WITH A NEW EXTENDED LEASE UPON COMPLETION
- WALKING DISTANCE TO WALTHAM CROSS AND THEOBALDS STATION
- EASY ACCESS TO A10 AND M25
- ALLOCATED PARKING
- GROUND FLOOR APARTMENT
- IDEAL FOR FIRST TIME BUYERS
- NEAR LOCAL SHOPS AND AMENITIES
- INTERNALLY SPACIOUS
- LEASEHOLD

## Location

Maple Leaf Court is surrounded by everything a home owner needs in a new home. With Waltham Cross shopping centre being a short walk away there is a wide range of shops to choose from in the town centre and in the Pavillion Shopping Centre 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 walking distance to local gyms, Lea Valley Park and Lea Valley White Water Rafting Centre, local GP's and many other local amenities.

## Travel Links

Maple Leaf Court also offers fantastic commute links, with Waltham Cross Station being under a 5 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 15 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.

Council Tax Band - B
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low
Lease - 86 Years Remaining - Being Extended upon completion of sale

Service Charge - £1300 Per Annum (Appox)
Ground Rent - £200 Per Annum (Approx)

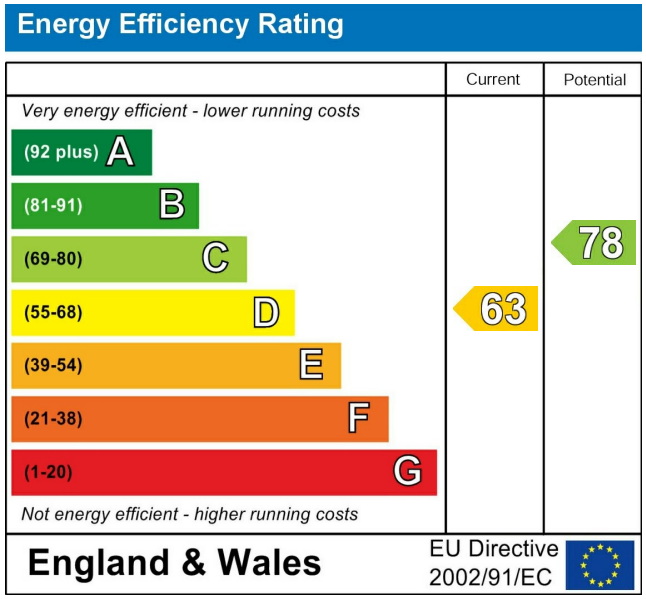






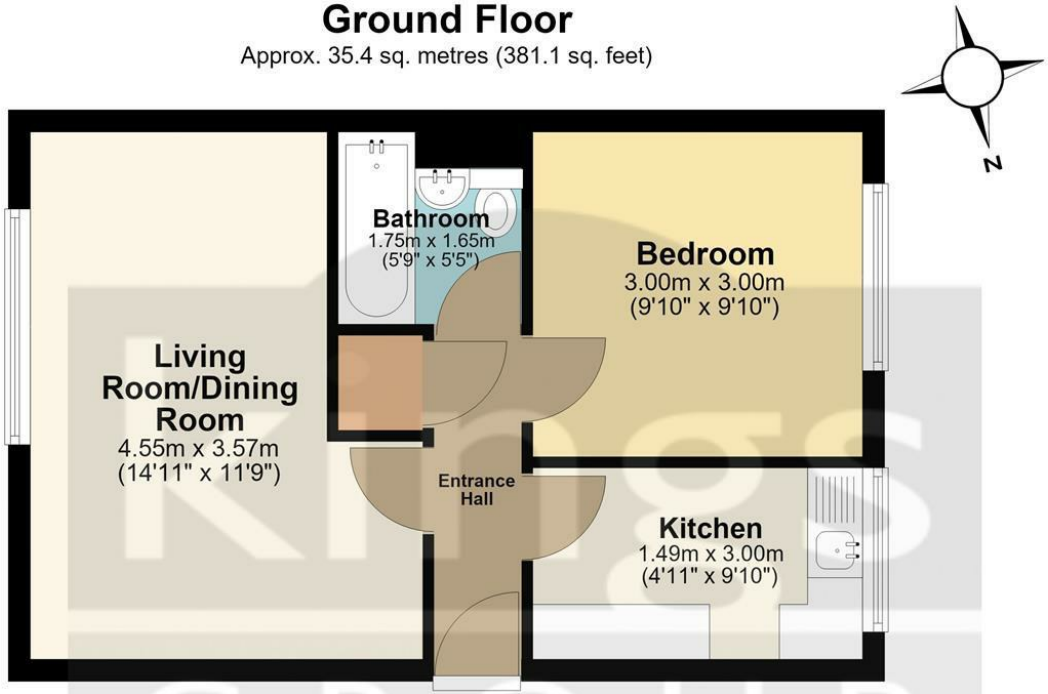



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All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not 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.

# Maple Leaf 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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