



- STUDIO FLAT
- FIRST FLOOR
- LOUNGE
- FITTED KITCHEN

Geddington Court, Eleanor Way, Waltham Cross, EN8 7SQ

PRICE: £175,000 LEASEHOLD

Benefiting from a lease in excess 900 plus years and,being offered CHAIN FREE an opportunity to purchase this well presented first floor studio apartment, being Walking distance of Waltham Cross mainline BR station bus station and modern town centre. An Internal view ing is strongly recommended.



Property Description

The property is situated within walking distance of Waltham Cross mainline BR station, main bus station and the modern town centre with its extensive array of shops and eateries.

The Olympic White Water rafting centre and the Lea Valley Regional Park are also within walking distance for recreational pursuits.

The property itself is situated on the first floor and can be accessed via the resident lift or staircase.

The accommodation is larger than average for a studio flat and comprises an entrance hall with a built in cupboard and provides access to the lounge and bathroom.

The lounge is light and airy and overlooks the rear aspect .

The kitchen has range of fitted wall and base units, contrasting work surface, built in oven and hob, and a walk in storage cupboard.

The bathroom is part tiled with a modern three piece suite and is accessed from the hallway.

Externally there is one allocated parking space.

TENURE AND CHARGES

Council Tax Broxboume Borough Council Band B

Tenure Leasehold in excess of 900 years

Service Charge £130.50 per month includes water supply

Ground Rent - Included in service charge





UTILITIES AND SUPPLIERS

Electricity - Mains - EDF Energy

Water - Mains - Included in service Charge

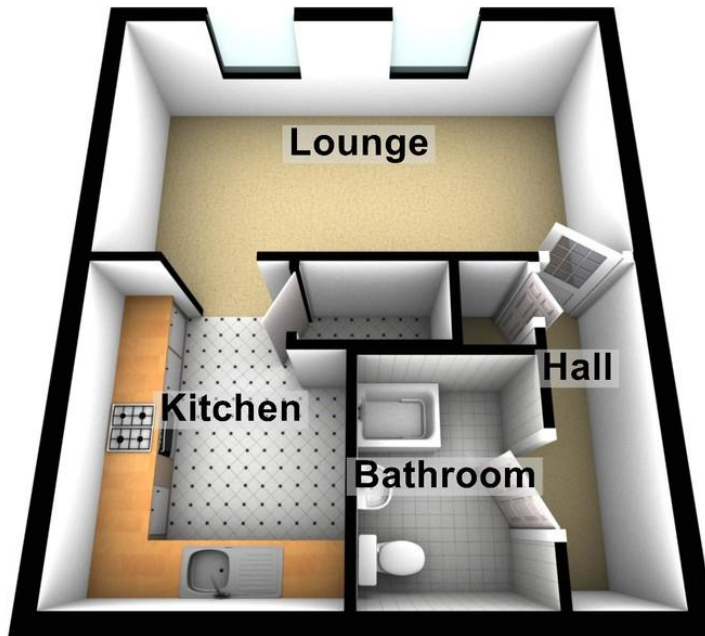
Sewage - Mains - Included in service Charge

Heating - None

Broadband - Various providers available

Mobile Signal and Coverage Vodafone Three EE O2

First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements