



Lake View Court Eleanor Way, Waltham Cross, EN8 7FF

£350,000



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Stylish Two-Bedroom Ground Floor Apartment with Wrap-Around Gardens & Lake Views, Waltham Cross

Welcome to this charming ground floor apartment in Lake View Court, Waltham Cross. Offering two generously sized bedrooms and two contemporary bathrooms, this home is perfectly suited to couples, small families, or professionals seeking both comfort and convenience.

The property boasts a bright and spacious open-plan living area, seamlessly integrating the kitchen and lounge. This thoughtfully designed space is perfect for modern living—whether you're relaxing at home or entertaining guests. Large windows allow natural light to flood the room while offering attractive views across the wrap-around communal gardens and nearby lake, creating a calm and picturesque setting.

A standout feature of this home is its direct access to beautifully maintained wrap-around communal gardens, providing a peaceful outdoor retreat just steps from your door. With scenic lake views enhancing the surroundings, this outdoor space is ideal for enjoying fresh air, unwinding after a long day, or hosting friends and family.

Perfectly positioned, the apartment is within easy reach of Waltham Cross train station, offering excellent transport links into London and surrounding areas. A variety of local amenities, including shops, cafés, and green spaces, are also close by, adding to the property's everyday convenience.



### **Entrance Hall**

### **Open Plan Living Area**

23'9" max x 12'1" max (7.24m max x 3.68m max)

Inclusive of Kitchen Area

### **Kitchen Area**

### **Bedroom One**

12'3" x 10'8" (3.73m x 3.25m)

### **En-Suite**

### **Bedroom Two**

8'9" x 8'5" (2.67m x 2.57m)

### **Bathroom**

### **Communal Gardens**

Direct access with decking area and scenic views.

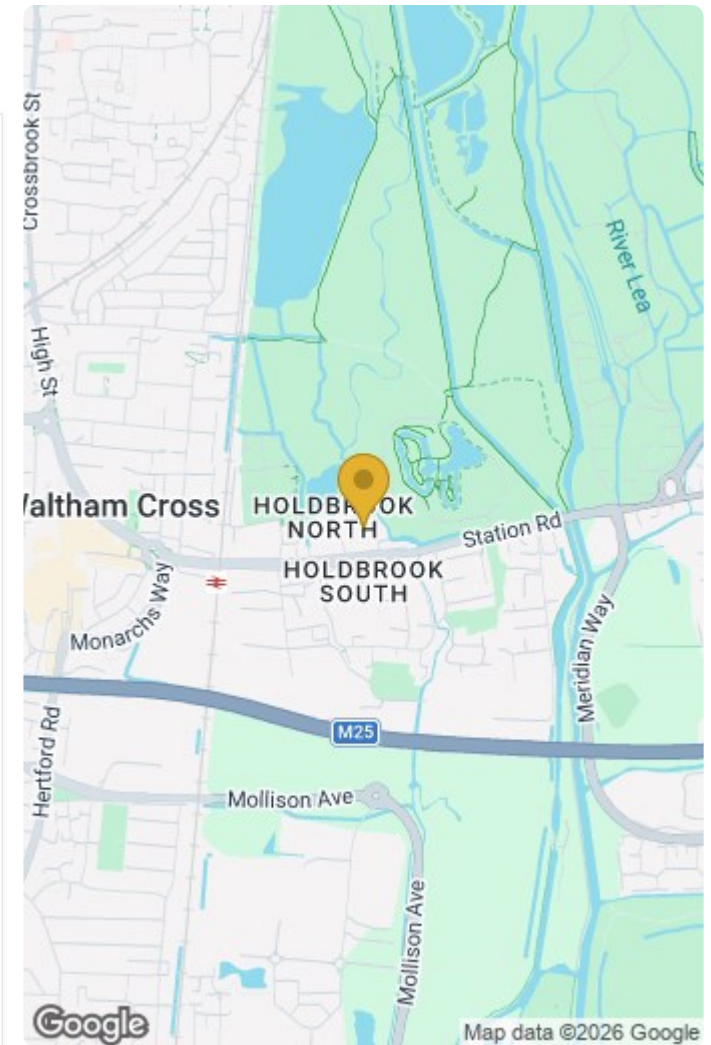
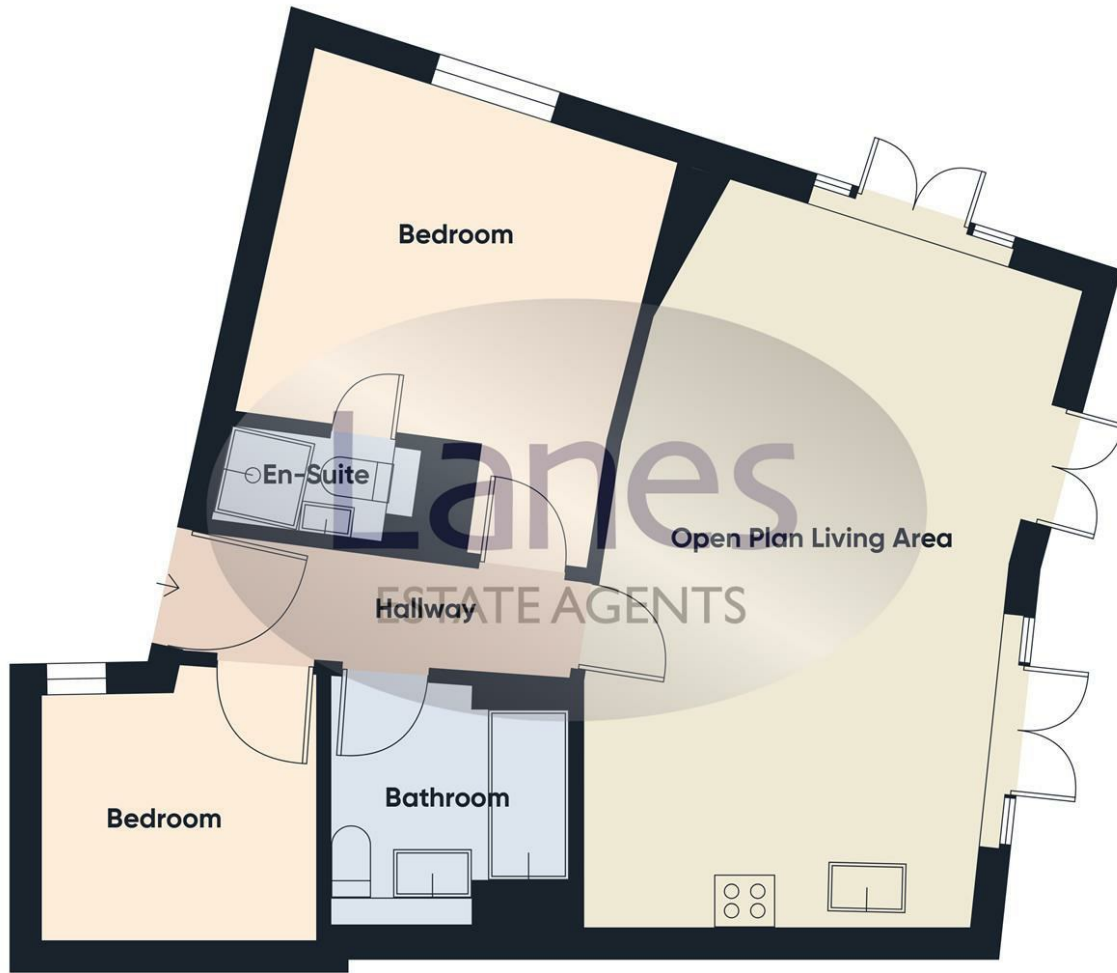
### **REFERENCE**

CH6650/EB/01/04/2026 - Waltham Cross Estate Agent





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#### 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>		
(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	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

17 College Road, Cheshunt, Hertfordshire, EN8 9LS

Tel: 01992 620 101 Email: [ch@lanesproperty.co.uk](mailto:ch@lanesproperty.co.uk) [www.lanesproperty.co.uk](http://www.lanesproperty.co.uk)

