

Shepherds
Property Sales & Lettings

High Street I Waltham Cross I EN8 7AT I £220,000


Shepherds
Property Sales & Lettings


Water Dispenser


Shepherds
Property Sales & Lettings


Shepherds
Property Sales & Lettings


Shepherds
Property Sales & Lettings

High Street I Waltham Cross I EN8 7AT

BRAND NEW LEASE ! Shepherds are pleased to offer for sale this spacious, CHAIN FREE, two double bedroom first floor split-level apartment. Arranged over two floors, the ground floor features an entrance hall, kitchen, a bright and generously sized lounge diner with access to your private roof terrace. Upstairs you have two double bedroom and a bathroom. Externally residents also benefit from a communal front terrace providing additional outdoor space to enjoy, as well as one allocated parking space. The property ideally situated within close proximity to Theobalds Grove Station, Waltham cross town centre which offers a range of shops with schooling options also nearby.

Lease Information
125 years remaining: Ground Rent £50 per Year : Maintenance Charge : £1,400 per year

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

Services Connected
Mains Water & Sewage. Electricity.
No Gas Connected

Note: Some photographs have been digitally enhanced, and furniture may have been added / removed using AI-generated imagery for illustrative purposes only.

Note: Some imagery was taken when occupied, the property is now vacant.

- Chain Free
- Split Level Apartment
- Entry Phone System
- Two Double Bedrooms
- Private Garden Terrace
- Allocated Parking Space
- Close Proximity To Theobalds Grove Station
- Walking Distance To Waltham Cross Town Centre
- Schooling Near By





Entry Phone System

Communal First Floor Open Terrace

Front Door

Entrance Hall

Kitchen
8'7 x 7'8

Lounge Diner
14'4 x 10'10

Private Roof Terrace
14'4 x 11'6

Stairs

First Floor Landing

Bedroom One
14'4 x 8'10

Bedroom Two
11'2 x 6'6

Bathroom
7'7 x 6'5

External

Allocated Parking Space











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.

2 1 1 E

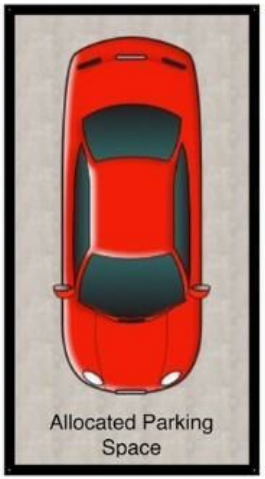
Tenure :	**Leasehold**
Council:	**Broxbourne**
Tax Band:	**B**

Bridge Court, High Street, Waltham Cross

Shepherds
Property Sales & Lettings







Denotes Skylight

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.



Shepherds
Property Sales & Lettings

CHESHUNT
1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON
37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk



FINE & COUNTRY

THE GUILD PROPERTY PROFESSIONALS

naea | propertymark PROTECTED

arla | propertymark PROTECTED

The Property Ombudsman