



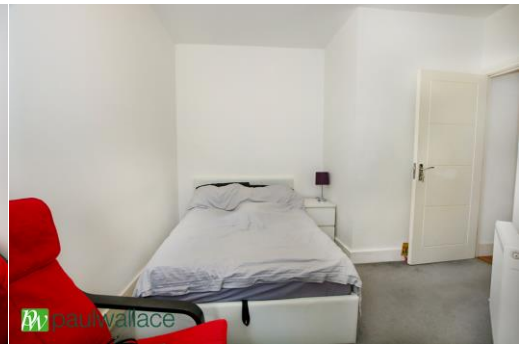
Eleanor Cross Road, Waltham Cross | EN8 7FH



£239,995 | Leasehold

TOWN CENTRE LOCATION & CLOSE TO STATION this first floor TWO BEDROOM APARTMENT with LIFT benefitting from OPEN PLAN LOUNGE with SUPERB FITTED KITCHEN, ATTRACTIVE bathroom, DOUBLE GLAZING, separate storage room, allocated secure gated PARKING space and 118 year LEASE. IDEAL FIRST PURCHASE or RENTAL INVESTMENT.





Entrance Hall

Front door from the outside, laminate floor

Lounge

Open plan to kitchen, laminate floor, electric radiator, window

Kitchen

Single stainless steel sink unit with mixer taps, a range of stylish white and grey units, electric oven with ceramic hob and extractor above, stainless steel splash back, work surfaces, integrated fridge freezer

Bedroom One

Electric radiator, window

Bedroom Two

Electric radiator, window

Bathroom

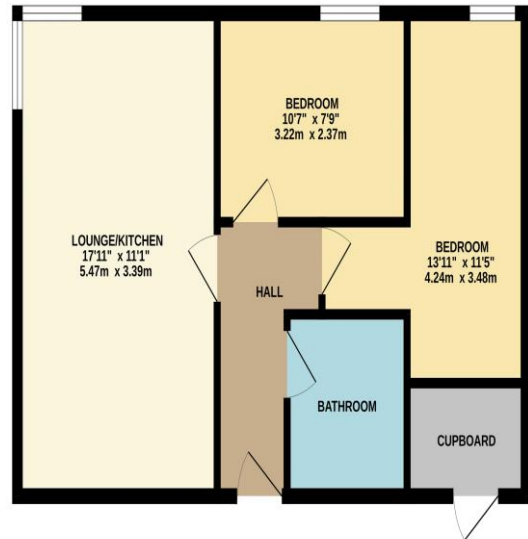
Well presented bathroom with panelled bath, shower above with shower screen, wash hand basin, close coupled w/c, ceramic tiled floor, heated towel rail, extractor fan

Exterior

Car Parking

Single car parking space under cover with secure gated access

FIRST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 510 sq.ft. (47.4 sq.m.) approx.
We'd advise every attempt has been made to ensure the accuracy of the floorplan contained here. Measurements of floor, window, doors and cupboards shown are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The names, symbols and appliances shown have not been tested and no guarantee is given in their validity or otherwise can be given.
Heslop and Hargreaves (2012)

Lease Remaining	
Service Charge	
Ground Rent	
Council Tax	C
EPC Rating	C

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Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars.

For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.