



Eleanor Way, Waltham Cross | EN8 7SG

£215,000 | Leasehold



**** CHAIN FREE ** TWO BEDROOM** first floor flat in need of modernisation. Benefitting from electric heating throughout and a **LONG LEASE**. With an **ALLOCATED PARKING SPACE PROVIDED** and only a short walk to the station. Ideal rental opportunity.





Communal Entrance Hall
Security entry system, stairs and lift

Entrance Hall
Front door from communal hallway, wood veneer flooring, storage heater, storage cupboard, window

Lounge
Window to rear, wood veneer flooring, storage heater

Kitchen
Fitted with a range of wall and base units with roll top work surfaces over, incorporating a single drainer sink unit, built in oven and hob with extractor hood, plumbing for washing machine, space for fridge freezer, tiled splash backs, wood veneer flooring

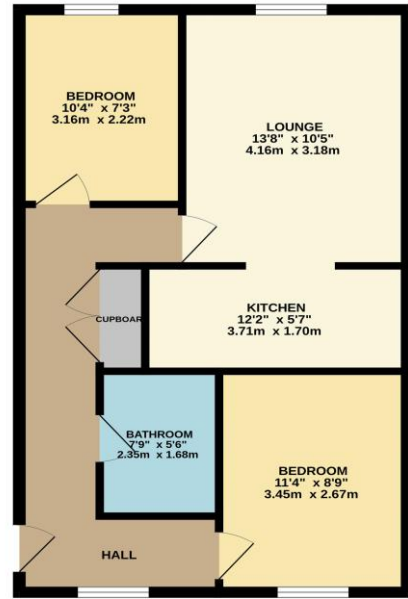
Bedroom One
Window to front, slimline heater, wood veneer flooring, fitted wardrobes along one wall

Bedroom Two
Window to rear, wood veneer flooring, slimline heater

Refitted Bathroom/WC
With a suite comprising low flush w/c, vanity wash hand basin with cupboard below and mixer taps, panel enclosed bath with mixer taps, shower above, fully tiled walls around bath

Exterior
Allocated parking space

FIRST FLOOR
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 557 sq ft. (51.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of stairs, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Lease Remaining	975
Service Charge	£1500
Ground Rent	0
Council Tax	C
EPC Rating	D

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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.