

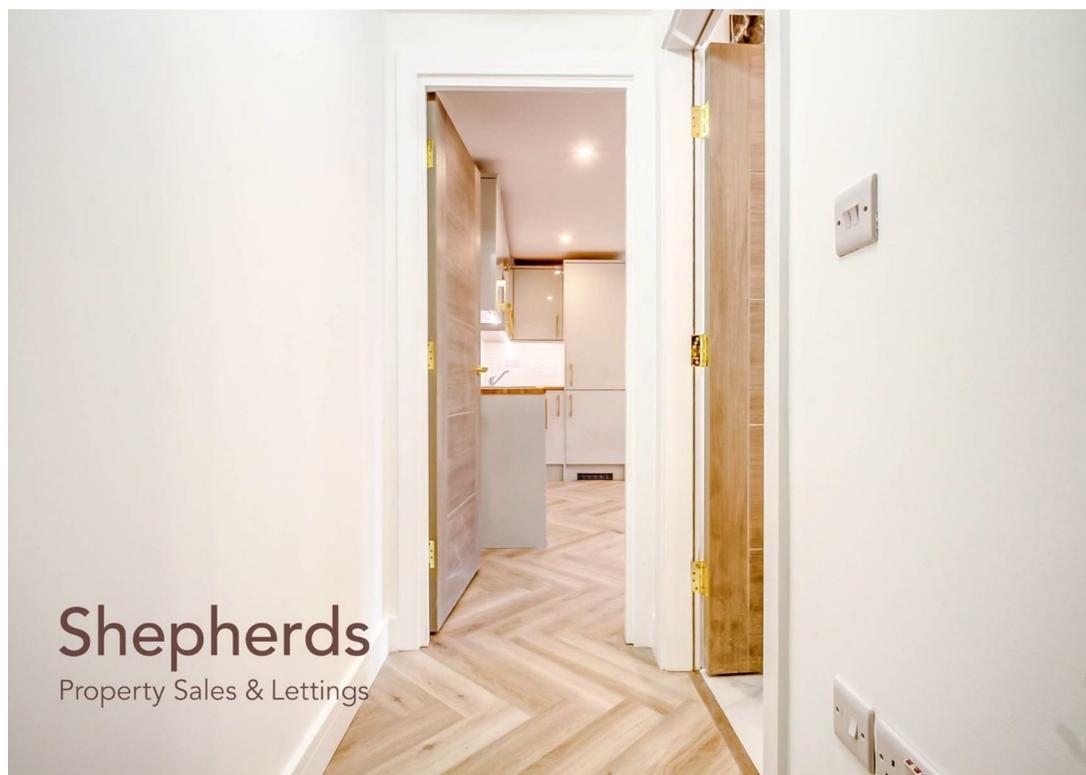


Shepherds
Property Sales & Lettings



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Westgate Court | Waltham Cross | EN8 8RZ | £220,000



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Shepherds are delighted to offer this Chain Free high specification one bedroom, first floor apartment situated within the gated development of Westgate Court, Waltham Cross. The apartment features a bright and modern open-plan kitchen lounge diner finished to a high standard, creating a comfortable and contemporary living space, a double bedroom and a stylish modern bathroom, making this an ideal first-time purchase or investment opportunity. Externally, the development provides secure gated access, a communal bin store and an allocated parking space, with the added benefit of visitor bays. Ideally located within walking distance of Waltham Cross BR Station, Waltham Cross Bus Station, and a wide range of local shops and amenities, the property offers excellent transport links and everyday convenience.

Lease Information

Lease years Remaining : 89 Years plus remaining

Ground Rent : £75 per year

Maintenance £ 1,300 Per year

Services connected

Mains drainage, water, electricity

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

- Chain Free Purchase
- Modern Interior
- Open Kitchen Lounge Diner
- Gated Development
- Entry Phone System
- Allocated Parking Space
- Multiple Visitor Bays
- Communal Courtyard
- Variety Of Amenities Just A Stone's Throw Away



Communal Entrance Door

Entry Phone System

First Floor

Front Door

Hallway

Kitchen Area

Lounge Diner

19' x 12'8

Bathroom

8'1 x 5'6

Bedroom

8'1 x 7'9

External

One Allocated Parking Space

Multiple Visitor Parking Bays

Communal Courtyard

Communal Bin Store



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 1  1  1  B

Tenure : Leasehold
Council: Enfield
Tax Band: B

Westgate Court, Waltham Cross, EN8



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



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