



Shepherds
Property Sales & Lettings

Sturlas Way | Waltham Cross | EN8 7BJ | 25% Shared Ownership £70,000





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A spacious two bedroom apartment located within the heart of Waltham Cross and a short walk from the High Street and train station. The property includes a lounge diner, kitchen, two bedrooms, and a bathroom. Externally, the property offers an allocated parking space. To be sold via the Shared Ownership Scheme.

Minimum income requirement - £24,846

- Income requirement reduces if a higher deposit's available

- Buy more shares for a minimum of 10%

Minimum income required: £28,353

This is reduced if a larger deposit is available.

More shares can be purchased, from a minimum of 10%.

Available for £70,000 for 25% share based on the marketing figure of £280,000.

- Spacious Two Bedroom Apartment
 - First Floor Apartment
 - Walking Distance Of High Street & Train Station
- Lounge Diner
 - Allocated Parking Space
 - Buy More Shares For A Minimum Of 10%
- Open Plan Kitchen
 - Located Within The Heart Of Waltham Cross
 - Shared Ownership Scheme



Communal Entrance

First Floor

Front Door

Entrance Hall

Lounge Diner
20'7 x 9'10

Kitchen
12'10 x 7'11

Bedroom One
16'7 x 9'1

Bedroom Two

11'7 x 11'

Bathroom
10'1 x 4'10

External

Allocated Parking Space

Council Tax Band C





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.

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Tenure : Leasehold
Council: Broxbourne Borough
Tax Band: C

Sturlas Way, Waltham Cross, EN8



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FINE & COUNTRY

