



Shepherds  
Property Sales & Lettings



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High Street | Waltham Cross | EN8 7JU | £170,000



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Shepherds are delighted to offer this well-presented one-bedroom second-floor flat in the sought-after Bartholomew Court, ideally located in the heart of Waltham Cross, perfect for professionals, couples, or investors alike. The development benefits from a secure entry phone system, bright communal lobby, and the benefit of both stairs and lift. Inside, the property features a modern open-plan kitchen/lounge/diner, a spacious bedroom with custom built wardrobes installed by the current owner and a stylish shower room. Ideally positioned just moments from the recently redeveloped Waltham Cross Shopping Centre, local cafés, shops, and restaurants, the flat also offers excellent transport links with Waltham Cross Bus and Train station nearby, providing direct access into London. Combining modern living with convenience and connectivity, this property presents an excellent opportunity.

lease remaining : 114 Years Remaining  
 Ground Rent : £ 230 per year  
 Service Charge : £1,433.52 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 & Gas

- Second Floor
- Well Presented Throughout
- Modern Open Plan Kitchen Lounge Diner
- Spacious Bedroom With Bespoke Fitted Wardrobes
- Stylish Shower Room
- Secure Entry Phone System
- Bright Communal Areas
- Moments From Waltham Cross Shopping Centre & Local Amenities
- Excellent Transport Links With Nearby Bus & Train Services



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Entry Phone System

Communal Front Door

Communal Lobby

Stairs / Lift Access

2nd Floor

Front Door

Hallway

Kitchen

Lounge Diner

22'3 x 10'7

Bedroom

12'8 x 7'10

Shower Room

9'2 x 2'10



**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  
**Tax Band:** B



# Bartholomew Court, Waltham Cross, EN8



This floor plan is for guidance only and may not be accurate. Shepherds Estate Agents have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents



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[www.shepherdsstates.co.uk](http://www.shepherdsstates.co.uk)





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### **CHESHUNT**

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

### **HODDESODON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)

