

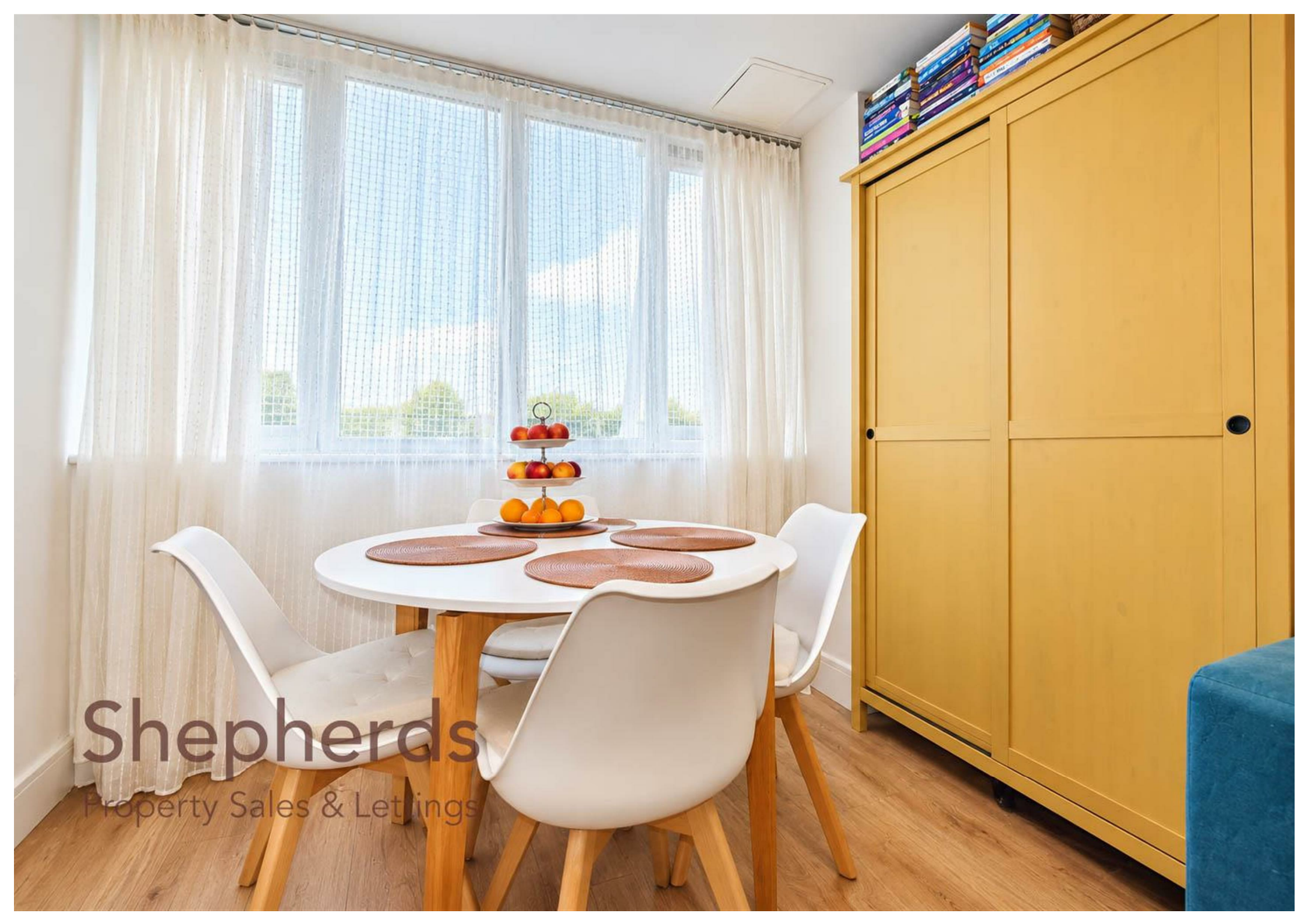


Shepherds

Property Sales & Lettings

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





A bright, modern dining area featuring a round white table with four white chairs. The table is set with four brown woven placemats and a three-tiered fruit stand holding apples and oranges. Large windows with sheer white curtains provide natural light. To the right is a tall yellow wardrobe with books on top. A blue armchair is partially visible in the bottom right corner.

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Shepherds are pleased to present this well-kept one-bedroom, second-floor flat in the popular Bartholomew Court development, centrally located in Waltham Cross. The building offers secure entry phone access, a bright communal lobby and the convenience of both stairs and lift. Internally, the property comprises a modern open-plan kitchen/ lounge / diner, a good sized bedroom and a contemporary shower room. Well placed just a short walk from the newly redeveloped Waltham Cross Shopping Centre and a range of local cafes, shops and restaurants, the flat also benefits from excellent transport links with Waltham Cross bus and train stations nearby, offering direct access into London. Offering modern accommodation with great convenience and connectivity, this property is an excellent opportunity.

Lease Details
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

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



Entry Phone System

Communal Front Door

Communal Lobby

Stairs / Lift Access

2nf Floor

Front Door

Hallway

Kitchen

Lounge Diner

22'5 x 9'5

Bedroom

13'4 x 8

Shower Room

8'9 x 3'11



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.



Tenure :
Council:
Tax Band:

Leasehold
Broxbourne Council
B



Bartholomew Court, Waltham Cross, EN8



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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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