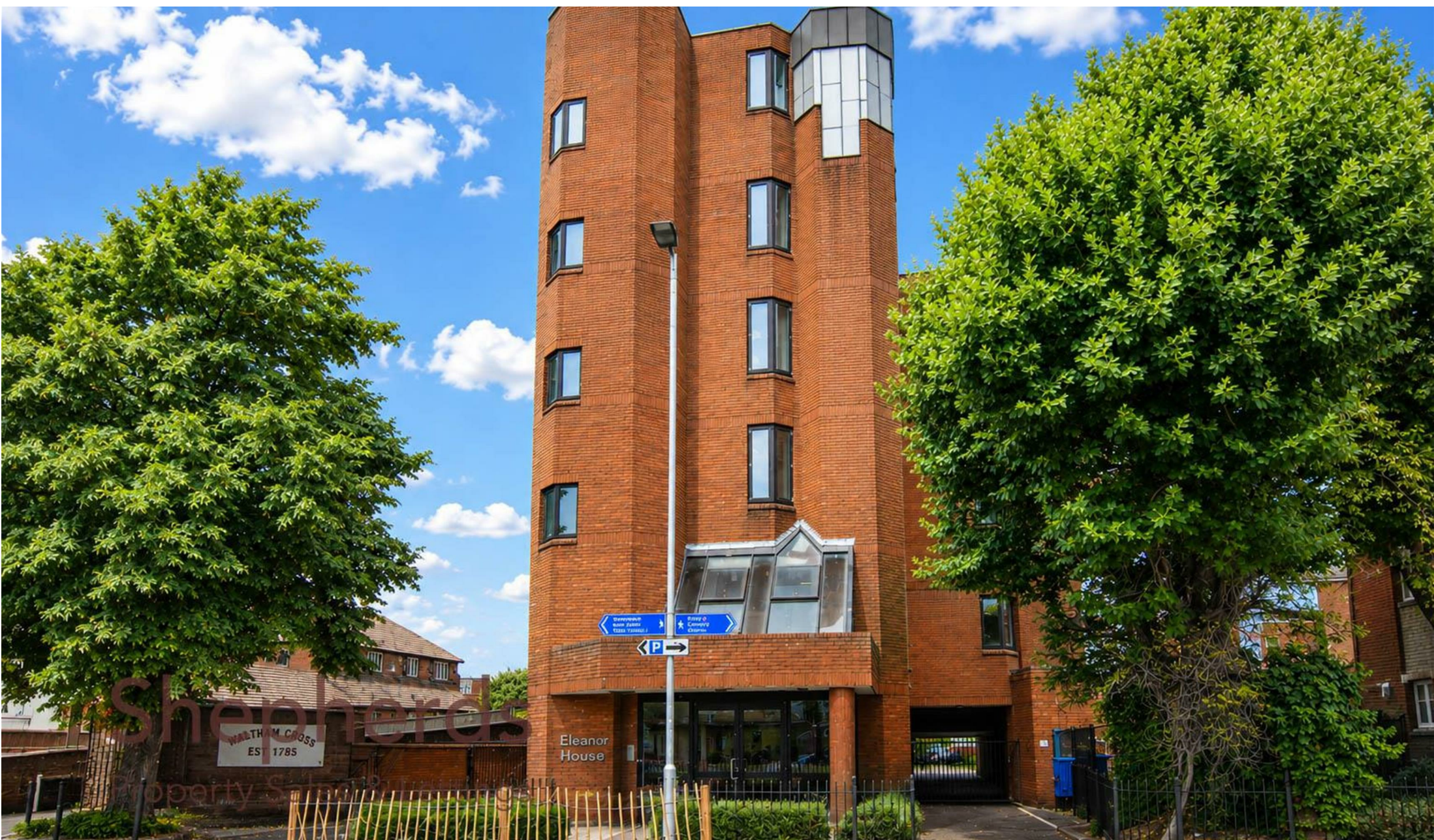




Shepherds
Property Sales & Lettings

33-35 Eleanor Cross Road | Waltham Cross | EN8 7FH | Offers In Excess Of
£290,000





Shepherds
Property Sales & Lettings

33-35 Eleanor Cross Road | Waltham Cross | EN8 7FH

Shepherds Estate Agents are delighted to present this impressive two-bedroom, top-floor penthouse apartment, ideally positioned within walking distance of Waltham Cross High Street, local amenities and excellent transport links. The accommodation comprises two double bedrooms, a modern fitted kitchen, bathroom and a bright, spacious open-plan lounge/diner. A particular highlight is the substantial 28ft private balcony, accessed directly from the living area and providing an excellent space for outdoor dining, relaxing and entertaining. The development benefits from an impressive communal entrance with lift access to the top floor, along with a communal balcony overlooking Waltham Cross Town Centre. Further benefits include an allocated parking space and an additional parking permit, with convenient road links to the A10 and M25. TO BE SOLD CHAIN FREE.

Lease Information
116 years remaining: Ground Rent £300 per Year : Maintenance Charge : £3,000 per year

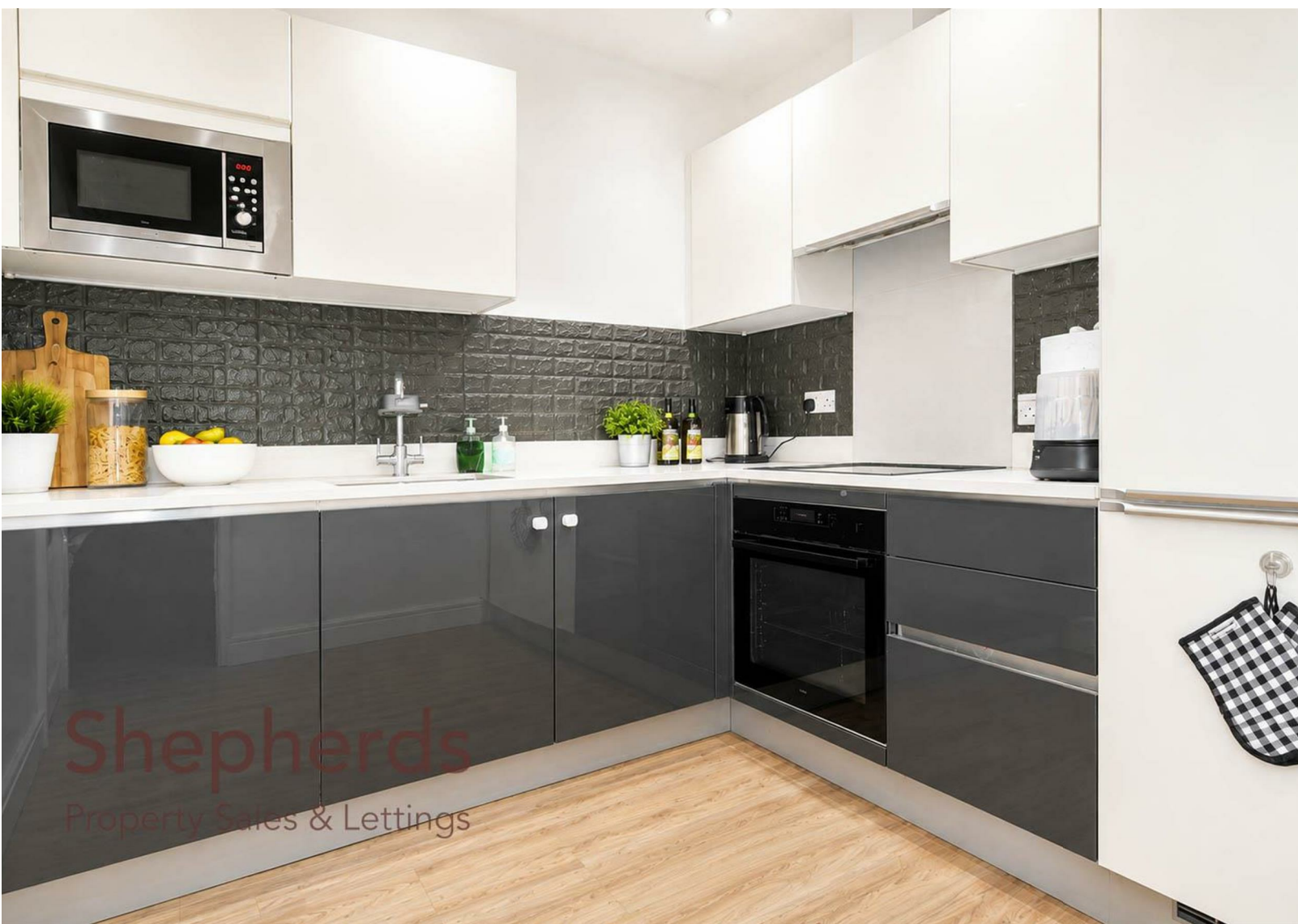
All information on the lease and charges have been provided verbally via the owner and will need to be confirmed via solicitors.

Services Connected
Mains Water & Sewage. Electricity.
No Gas Connected

- Penthouse Apartment
 - Bright & Spacious Open Plan Lounge Diner
 - Allocated Parking Space Plus Additional Parking Permit
- Two Double Bedrooms
 - Private 28ft Balcony
 - Walking Distance To Waltham Cross Town Centre
- Spacious & Well Presented Throughout
 - Long lease & Secure Entry System
 - Excellent Transport Links



Communal Entrance	Bedroom Two
Communal Hallway	9' x 8
Top Floor	Bathroom
Front Door	9 x 5'6
Hallway	External
Lounge Diner	Private Balcony
16'3 x 11'9	28'10 x 8'11
Kitchen	Allocated Parking Space
8 x 7'8	Permit Parking Available
Bedroom One	
14'3 x 11'7	



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 :
Council:
Tax Band:

Leasehold
Broxbourne
C



Eleanor Cross Road, 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.



Shepherd's
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