



- THREE BEDROOM APARTMENT
- PERSONAL BALCONY
- 17' KITCHEN DINER
- GOOD SIZE LOUNGE

Westminster Court, Eleanor Way, Waltham Cross, EN8 7SH

PRICE: £279,995 LEASEHOLD

Spacious THREE BEDROOM APARTMENT WITH PERSONAL BALCONY ideally located equidistant of Waltham Abbey and Waltham Cross BR station and town centre. Resident parking. Resident Lift. Modern kitchen and bathroom. 964 year LEASE remaining.



Property Description

An exciting opportunity to purchase this larger than average THREE BEDROOM second floor apartment set equidistant between the historic 14th Century market town of Waltham Abbey and the more modern Waltham Cross town centres which offer a variety of comprehensive shopping facilities. Waltham Cross BR station offers direct link to London Liverpool Street with a regular over-ground service.

Additionally the property is ideally located for the Olympic White Water Rafting centre and Lea Valley Regional Park for recreational purposes.

The well planned accommodation comprises a 26Ft hallway providing access to all rooms, the generous size lounge is light and airy and benefits from patio doors leading onto a walk on balcony.

The modern kitchen/diner measures a generous 17'7 x 10'3 with an attractive range of fitted wall and base units and space for full size table and chairs.

As previously noted the property benefits from three bedrooms, two of which are doubles and these are supported by a recently refitted shower room with white suite.

Externally the property comes with an allocated parking space and resident lift.

Other features include electric heating and full double glazing. A real feature of the property is the long lease which currently has 964 year remaining.

Viewing is highly recommended





ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE HALL

26' 0" x 3' 7" (7.92m x 1.09m)

LOUNGE

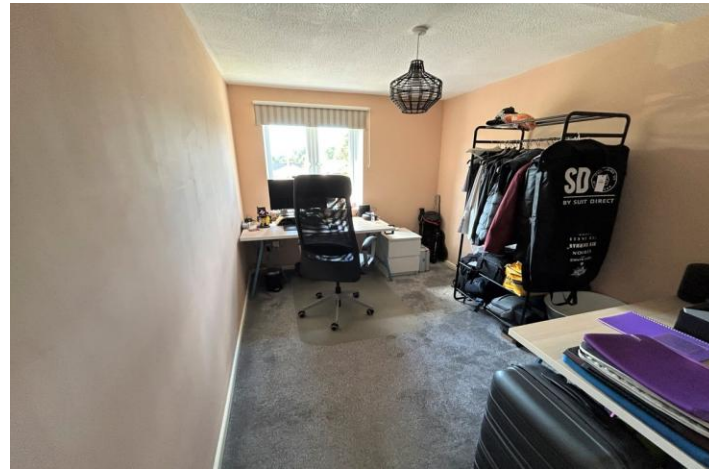
17' 8" x 16' 2" (5.38m x 4.93m) Maximum measurements noted.

KITCHEN/DINER

17' 7" x 10' 3" (5.36m x 3.12m)

BEDROOM ONE

13' 1" x 9' 4" (3.99m x 2.84m)



BEDROOM TWO

13' 1" x 8' 0" (3.99m x 2.44m) Maximum measurements noted

BEDROOM THREE

10' 3" x 4' 10" (3.12m x 1.47m) Maximum measurements noted

SHOWER ROOM

6' 10" x 5' 6" (2.08m x 1.68m)

EXTERIOR

ALLOCATED PARKING SPACE

One allocated parking bay

CHARGES

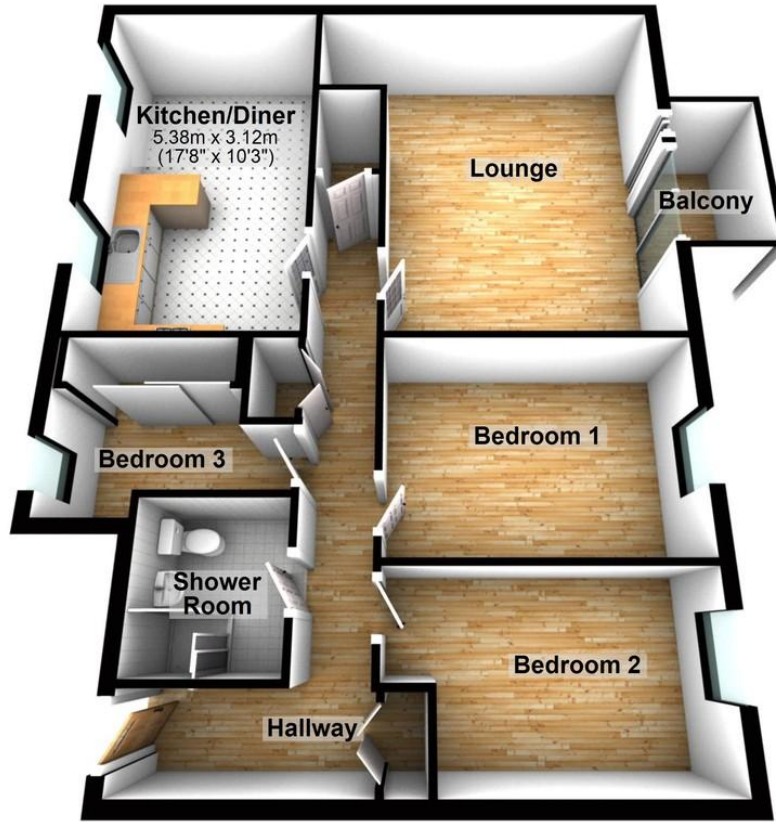
Leasehold title with 964 years remaining

Service charge £2165.00 per annum (includes water)

Council tax Band C within Broxbourne Borough Council



Third Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	67 D
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements