



## White Hart Court High Street, Waltham Cross

£220,000 Leasehold

Spacious 1 Bedroom Apartment • Open Plan Lounge/ Kitchen Area • Lease over 100 years • Gas Central Heating  
• Double Glazing • Tastefully Decorated • 2 Minute Walk To Theobalds Grove Station • Ideal First Time Buy



**Open Plan Lounge**

19' 1" x 13' 5" (5.82m x 4.09m)

**Kitchen Area**

10' 3" x 7' 9" (3.12m x 2.36m)

**Bedroom**

10' 8" x 9' 8" (3.25m x 2.95m)

**Bathroom**

8' 3" x 5' 5" (2.52m x 1.65m)

**Agents Note**

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been check.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		77	79
England, Scotland & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		81	83
England, Scotland & Wales			
EU Directive 2002/91/EC			



Keith Ian are pleased to offer this spacious 1 bedroom top floor apartment which is centrally located and within walking distance to both Theobalds Grove and Waltham Cross train stations.

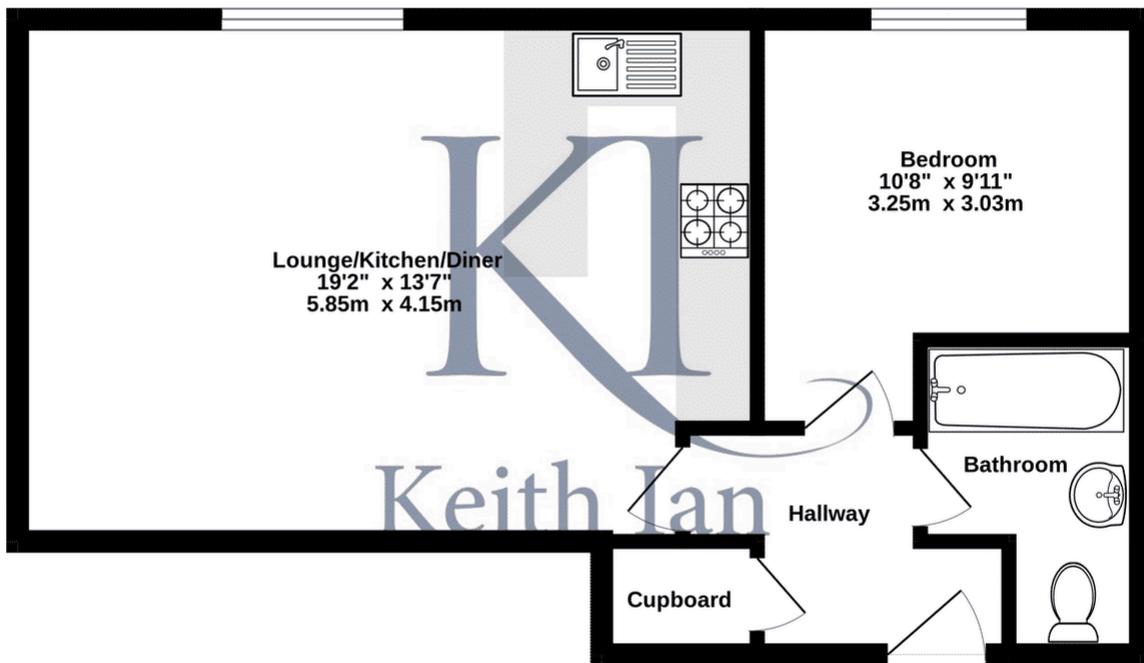
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

Second/Top Floor  
438 sq.ft. (40.7 sq.m.) approx.



**AML - Anti Money Laundering**

In accordance with the Money Laundering Regulations 2017, all prospective purchasers must complete identity and verification checks before an offer can be progressed. A £10 non-refundable AML verification fee per buyer is payable before checks are undertaken.