

FOR SALE

£270,000 Leasehold



WOODHOUSE
PROPERTY CONSULTANTS

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ABOUT THE PROPERTY

Woodhouse are pleased to offer this extremely well-presented modern apartment ideally situated by an array of amenities.

Set on the ground floor, the apartment features an open-plan Lounge-Kitchen, 2 x Bedrooms (the master being ensuite), Family Bathroom & Storage. This inviting home has undergone modernisation in recent times, such as brand new flooring and brand new windows. Both bathrooms were done within the last year.

Externally there are communal gardens, an allocated parking space, plus visitor parking. The complex is accessed via electronic gates.

Akers Court is set back from the High Street and is a couple of minutes walk to Theobalds Grove which takes you straight into London. Waltham Cross and Cheshunt Stations are also in walking distance should you wish other options. For road links, the M25 and the A10 are both only several minutes drive away. There are plenty of shops and restaurants at Pavilions Shopping Centre, and the local high street - and the fantastic and sprawling Lea Valley Nature Reserve is nearby for walks and bike rides.

Ideal for any first-time buyer, contact Woodhouse today to arrange a viewing and see for yourself what this modern and welcoming apartment has to offer you!

Lease - 132 years

Service Charge - £125 pcm

Ground Rent - £235 per annum

FEATURES

- Closed onward chain
- 2 Bedrooms
- Master Bedroom Ensuite
- Ground Floor
- Modernised in recent times
- Allocated parking
- Allocated parking (& Visitor)
- Communal Gardens
- Walking distance to two stations with direct links to London
- Excellent main road links, shops & amenities nearby
- Long lease of 132 years



ROOM DESCRIPTIONS

Reception

5.2m x 3.3m (17' 1" x 10' 10")

Kitchen

2.7m x 2.2m (8' 10" x 7' 3")

Bedroom 1

3.4m x 3.15m (11' 2" x 10' 4")

En-suite

3-piece Shower Suite

Bedroom 2

3.1m x 2.1m (10' 2" x 6' 11")

Bathroom

3-piece Bathroom Suite

OUTSIDE

1 x Allocated Parking

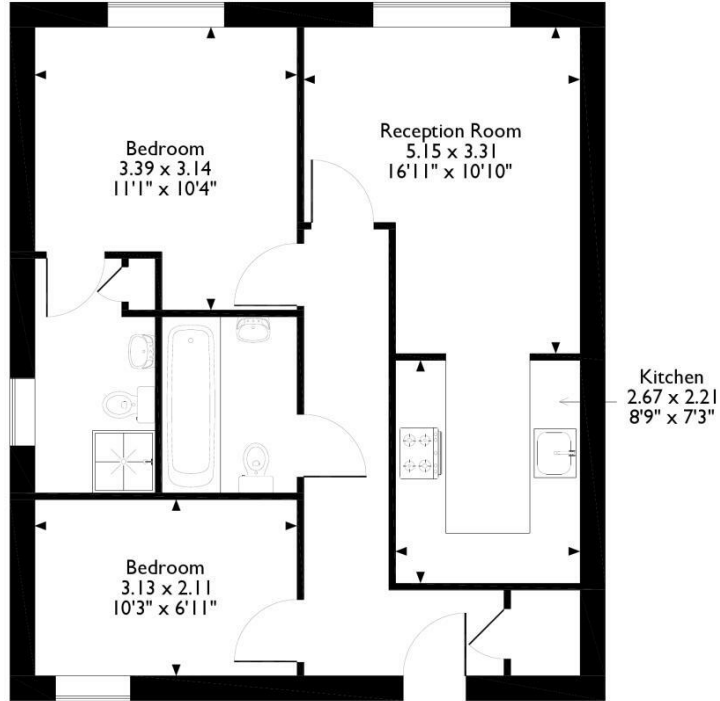
Visitor Parking

Communal Gardens



FLOORPLAN

High Street, Waltham Cross



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

EPC

