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## Kenworth Close, Waltham Cross, Hertfordshire EN8 8BA

**£300,000 Leasehold**

- Ideal first time buyers/investment opportunity
- Modern and well presented
- Video door entry system
- Off street parking
- Three bedroom top floor flat
- Balcony and private garden
- Cul-de-sac location
- Walking distance to local amenities

Presenting this rarely available, three bedroom top floor flat situated in Waltham Cross. The property offers spacious accommodation and is tastefully decorated throughout with a balcony, generous private garden and external secure brick built storage shed. Kenworth Close is within walking distance to both Theobalds Grove and Waltham Cross train stations, plus the convenience of local shops and amenities, as well as excellent links to the A10/M25.

\*89 years approximately remaining on lease\* \*Service charge is £910.92 per annum\* \*Ground rent is £10 per annum\* \*Council tax band is C for £1775\*



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Total Area: 76.7 m<sup>2</sup> ... 826 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only