

# HIGH STREET, WALTHAM CROSS HERTS, EN8 7GA

An opportunity to acquire this spacious planned ground floor two bedroom flat, Located opposite Theobalds Grove BR station and walking distance to shopping facilities at Waltham Cross. Currently let on an AST from 14.08.15 for 6 months achieving £900 pcm. Can be sold vacant.



**LOUNGE (RECEPTION)** 4.50m x 3.20m (14' 9" x 10' 6")  
Wood laminate flooring, powerpoint, double glazed window to front and side aspect.



**BATHROOM** Pedestal wash hand basin, tiled wall and flooring, square panel bath, low flush WC, electric shower.



**BEDROOM** 5.10m x 4.40m (16' 9" x 14' 5")  
Carpet, powerpoint, cloakroom, double glazed window to front and side aspect.



**BEDROOM** 2.10m x 3.70m (6' 11" x 12' 2")

Carpet, powerpoint, double glazed window to side and back aspect.



**KITCHEN** 3.80m x 2.10m (12' 6" x 6' 11")

Wood laminate flooring, oven and hob, space and plumbing for fridge and washing machine, double glazed window to side aspect.



**PRICE: £198,000**

**LEASEHOLD**

