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## Arlington Crescent, Waltham Cross EN8 7RN

**£285,000 Leasehold**

- 930+ year lease
- Private garden to rear
- Great investment opportunity
- First floor maisonette
- Two double bedrooms
- Easy reach of Waltham Cross and Theobalds Grove BR Stations

**\*WALKING DISTANCE TO WALTHAM CROSS BR STATIONS, IDEAL INVESTMENT OPPORTUNITY/FIRST TIME PURCHASE, 930+ YEAR LEASE\***

Presenting this two bedroom, first floor maisonette located in Waltham Cross. The property features two double bedrooms, a private garden to rear, gas central heating and is located within easy reach of Waltham Cross & Theobalds Grove BR stations, Waltham Cross Bus Station, Shops, the A10 & M25 making this an ideal investment opportunity or first time purchase.





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: 60.9 m<sup>2</sup> ... 656 ft<sup>2</sup> (excluding garden)

All measurements are approximate and for display purposes only