

**FOR SALE**

£255,000 Leasehold



# **Flat 37, Burlington House, Swanfield Road, Waltham Cross, Hertfordshire. EN8 7FG**

## ABOUT THE PROPERTY

Woodhouse are pleased to offer this contemporary 2-bedroom apartment located in the centre of Waltham Cross. Featuring integrated appliances, a stylish bathroom suite and fitted wardrobes to each bedroom, this apartment is offered with NO ONWARD CHAIN.

The block is only 8 years old, and was spec'd with quality finishing including a fitted kitchen and stylish bathroom.

Situated on the second floor and lift accessible, the flat has a video entry-phone for security and off street residents' parking. There is also secured cycle storage available on site.

Transport links are excellent, with both Theobalds Grove & Waltham Cross within walking distance to take you straight into London. The A10 & M25 are a few minutes drive away. On the high street itself you will find Pavilions Shopping Centre as well as plenty of independent boutiques and restaurants. The green spaces of the Lee Valley Park are just to the east for walks and bike rides.

Contact Woodhouse today to come and see for yourself what this apartment has to offer you!

Lease - 991 years

## FEATURES

- CHAIN FREE
- 2 Bedrooms
- Allocated Parking
- Modern integrated Kitchen & Bathroom
- 2nd floor
- Walking distance to both Theobalds Grove & Waltham Cross Stations
- Shopping centre & independent amenities at hand
- Lea Valley Nature Reserve nearby
- M25 & A10 a short drive away
- 991 year lease



# ROOM DESCRIPTIONS

## Open Plan Kitchen Lounge

6.1m x 2.9m (20' 0" x 9' 6")

## Bedroom 1

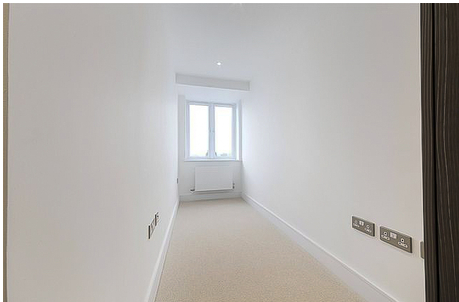
3.1m x 2.9m (10' 2" x 9' 6")

## Bedroom 2

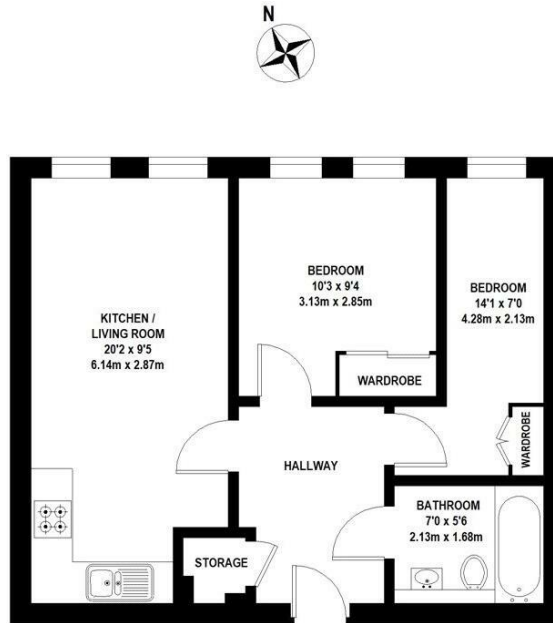
4.3m x 2.1m (14' 1" x 6' 11")

## Bathroom

2.1m x 1.7m (6' 11" x 5' 7")



## FLOORPLAN



**TOTAL APPROX. FLOOR AREA 492 SQ.FT. (45.7 SQ.M)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## EPC

