

**FOR SALE**

£185,000 Leasehold



# **Flat 15 Burlington House, Swanfield Road, Waltham Cross, Hertfordshire. EN8 7FG**

## ABOUT THE PROPERTY

Woodhouse are pleased to offer this modern 1-bedroom apartment located in the centre of Waltham Cross. Offered with no chain, you can move in as soon as your solicitor allows!

The block is only 8 years old, and was spec'd with quality finishing. The apartment benefits from a fully-integrated kitchen with granite worktops and rustic woodstrip flooring giving this property a neutral charm, making it easy to personalise and clean. Additionally the property benefits from an allocated parking space, good sized bedroom with a fitted wardrobe and is located within a short distance of the high street shops, bars and cafes.

Lift accessible, the apartment is on the 1st floor 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.

Length of lease is 990 years, service charge is £2500 per annum and ground rent £260 per annum.

The property is offered chain-free as there are currently tenants here. Please note photos were taken before they moved which is why you see it unfurnished. Contact Woodhouse today to come and see for yourself what this apartment has to offer you!

## FEATURES

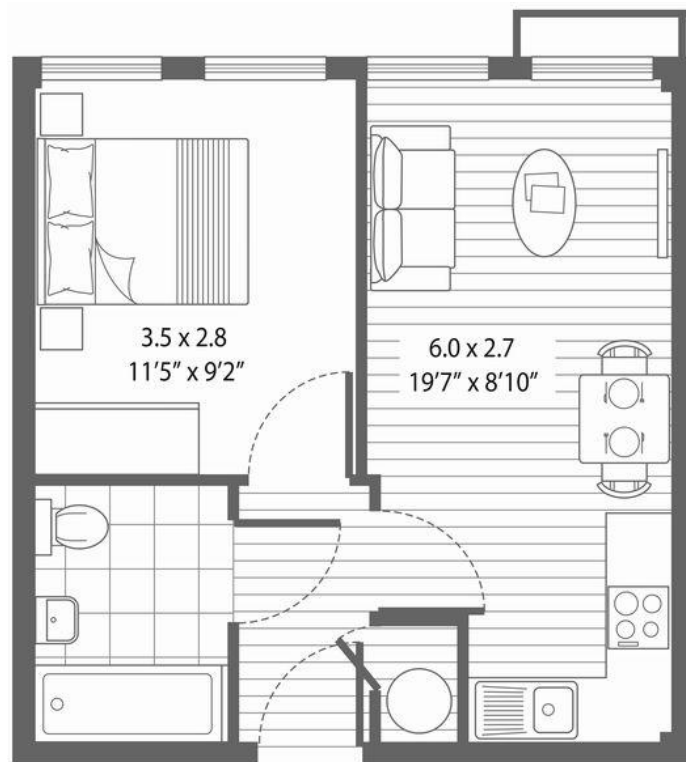
- CHAIN FREE
- 1 Bedroom
- Allocated Parking
- 1st Floor with lift access
- 990 year lease
- Walking distance to both Theobalds Grove & Waltham Cross Stations
- Shopping centre & independent amenities at hand
- Lea Valley nearby
- M25 & A10 a short drive away



ROOM DESCRIPTIONS



## FLOORPLAN



Total area: 35.1 sq.m. 377 sq.ft.

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	