



Cheshunt: Tel: 01992 621116

www.jrpropertieservices.co.uk

Cuffley: Tel: 01707 872111



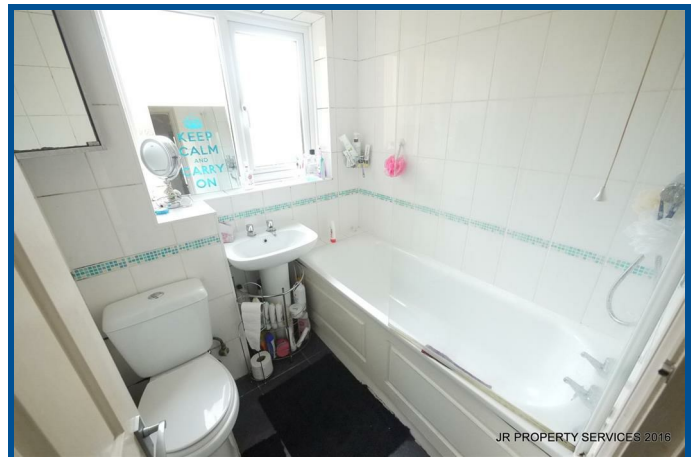
CROSS ROAD WALTHAM CROSS

Offered Chain Free for Quick Sale is this Spacious Two Double Bedroom Ground Floor Flat situated close to Waltham Cross British Rail & Local amenities. Ideal investment opportunity or for first time buyer. The property has an allocated parking space & 98 Years remaining on the lease. Early inspection recommended to save disappointment.

- Double Glazing
- Two Double Bedroom
- Close to British Rail
- Electric Heating
- Bathroom
- Chain Free
- Lounge
- Allocated Parking Space
- Investment Opportunity

£225,000 LEASEHOLD

VIEWING RECOMMENDED!



Cuffley: 24 Station Road, Cuffley, Herts EN6 4HT
email: cuffley@jrpropertieservices.co.uk

Cheshunt: 56 Turners Hill, Cheshunt, Herts EN8 8LQ
email: cheshunt@jrpropertieservices.co.uk

All photographs shown are for illustration only and may show items that are not for sale or included in the sale of the property. Please note that all measurements have a 5% tolerance level. 'None of the statements contained in these particulars as to this property are to be relied on as statements of representation of fact.'



Hallway

Hardwood entrance door. Wall mounted heater. Airing cupboard housing immersion cylinder.

Lounge

14'8 x 12'2 (4.47m x 3.71m)

Two double glazed windows to front. Wall mounted heater. Coving to ceiling. Dado rail.

Bathroom

Opaque double glazed window to rear. Low flush WC, Panel bath with shower and screen. Part tiled walls. Wall mounted fan heater.

Bedroom 1

13'4 x 9' (4.06m x 2.74m)

Double glazed window to front. Wall mounted electric heater.

Bedroom 2

8'9 x 8'5 (2.67m x 2.57m)

Double glazed window to rear. Wall mounted wall heater. Coving to ceiling.

Kitchen

13'4 x 5'7 (4.06m x 1.70m)

Double glazed window to front. Wall mounted heater. Wall and base fitted units with rolled edge work surfaces over incorporating a stainless steel sink with mixer tap and drainer. Tiled splash backs. Plumbing for washing machine. Built in oven with ceramic hob and extractor fan over. Space for fridge freezer.

Allocated parking space

Lease

Approx 98 years remaining

Service charge

Approx £1100 per annum.