



36 Sawyers Court Sturlas Way, Waltham Cross, EN8 7BJ

£118,500

Lanes are pleased to present this modern one-bedroom apartment on a 50% Shared Ownership in the heart of Waltham Cross.

The property on the fourth floor comprises an entrance hallway, open-plan lounge/kitchen, one bedroom, bathroom and a private rear balcony.

973 year lease on completion

There is NO PARKING with the property

Available for £118,500 for 50% share

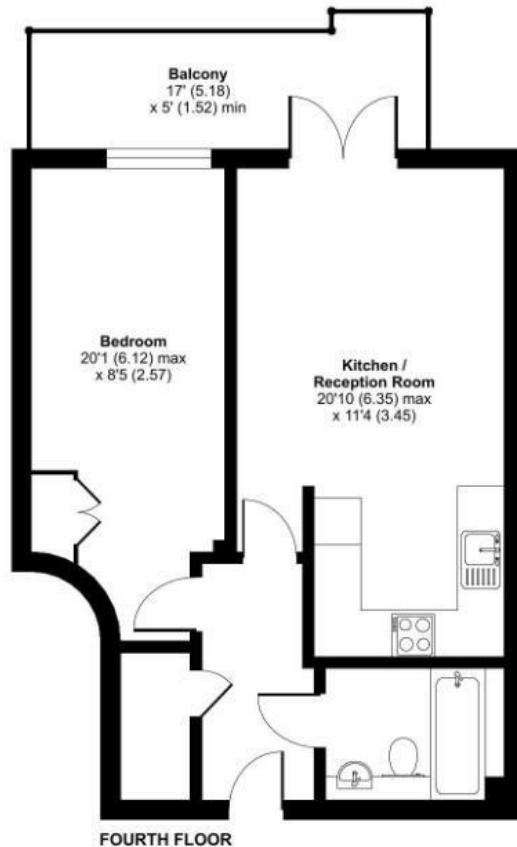


Door To
Hallway
Open plan lounge/kitchen
Bedroom
Bathroom
Balcony

Reference

CH6462/PL/PL/PL/23052024 - Waltham Cross Estate Agent

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs (92 plus) A				Very environmentally friendly - lower CO ₂ emissions	
(81-91) B				(92 plus) A	
(69-80) C				(81-91) B	
(55-68) D				(69-80) C	
(39-54) E				(55-68) D	
(21-38) F				(39-54) E	
(1-20) G				(21-38) F	
Not energy efficient - higher running costs				(1-20) G	
England & Wales		EU Directive 2002/91/EC		England & Wales	



IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



2 Market Street, Hertford, SG14 1BD

Tel: 01992 582 000 **Email:** he@lanesproperty.co.uk www.lanesproperty.co.uk

