



Parkside, EN8 7TJ  
Waltham Cross

GREENWICH  
COURT  
FLATS 1-12





# Parkside, EN8 7TJ

Kings Group are delighted to present this IMMACULATE ONE BEDROOM GROUND FLOOR APARTMENT, BEING OFFERED WITH AN OPTION FOR A NEW EXTENDED LEASE ON COMPLETION.

Step through the front door into a welcoming entrance hall, setting the tone for this well-presented one-bedroom ground floor flat.

Down the hall to the left, you'll find a bright open-plan lounge and modern kitchen, thoughtfully arranged to create a comfortable living and entertaining space. The kitchen is contemporary in style and flows seamlessly into the living area, making the most of the layout.

Continuing along the hallway, there are two useful built-in storage cupboards, ideal for keeping the space clutter-free. Further down on the left-hand side is the generously sized main bedroom, positioned for privacy and comfort, with the bathroom conveniently located nearby.

Externally, the property benefits from allocated parking. The flat is being offered with the opportunity to purchase with a new extended lease, subject to offer, making it an attractive proposition for both first-time buyers and investors alike.

£220,000



- ONE BEDROOM GROUND FLOOR APARTMENT
- OPTION TO BUY WITH EXTENDED LEASE (SUBJECT TO OFFER AMOUNT)
- IDEAL FOR FIRST TIME BUYERS
- WALKING DISTANCE TO WALTHAM CROSS STATION
- LOW MONTHLY CHARGES

- LEASEHOLD
- ALLOCATED PARKING
- EASY ACCESS TO A10 AND M25
- WALKING DISTANCE TO WALTHAM CROSS TOWN CENTRE
- IMMACULATE CONDITION

#### Location

Greenwich Court is surrounded by everything a home owner needs in a new home. With Waltham Cross shopping centre being a short walk away there is a wide range of shops to choose from in the town centre and in the Pavillion Shopping Centre ranging from local high street shops, popular restaurants, supermarkets, banks, cafes any many more high street shops and business, a new owner would struggle to find a better situated proeprty for day to day life needs. With the property being in close to the town centre not only does it have local shops near by, you will also benefit from being walking distance to local gyms, Lea Valley Park and Lea Valley White Water Rafting Centre, local GP's and many other local amenities.

#### Travel Links

Greenwich Court also offers fantastic commute links, with Waltham Cross Station being under a 5 minute walk away there are regular services to London Liverpool Street via Tottenham Hale, in under 30 minutes and Greater Anglia Service trains to destinations like Cambridge, Stansted Airport, and Hertford East. Alternatively you can use Theobalds Grove Station which is also just a 15 minute walk away which serves the route between Liverpool Street and Cheshunt (via Seven Sisters). In addition to the public transport links the A10 and M25 are also accessible in under 5 minutes.

#### Local Schools

With the property being ideal for first time buyers and families, local schools may be an important criteria in your search which in addition the above that Greenwich Court offers, you also have some of the areas most sought after and popular schools such as

Four Swannes Primary School, Holdbrook Primary School and Nursery, The Lea Valley Academy, Oasis Academy Enfield, Downfield Primary School and many more all just a short drive or walk away.

Council Tax Band - C

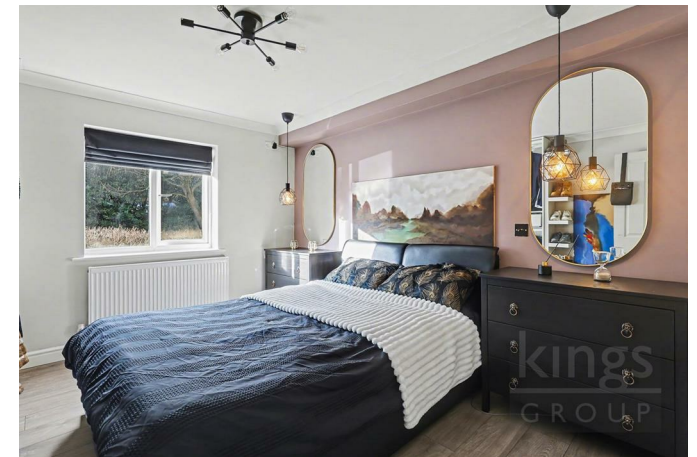
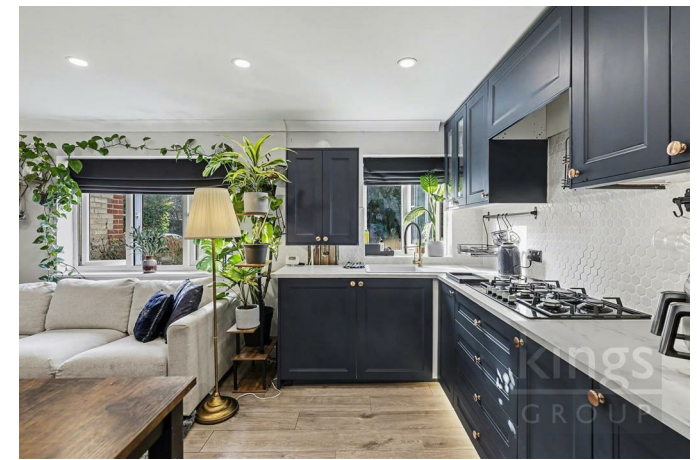
Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low

Lease - 90 Years Remaining (Option to have this extended subject to offer)

Service Charge - £995 Per Annum (Approx)


Ground Rent - £100 Per Annum (Approx)





INGES  
GROUP

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



GROUND FLOOR  
43.8 sq.m. (471 sq.ft.) approx.



TOTAL FLOOR AREA: 43.8 sq.m. (471 sq.ft.) approx.

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THE PROPERTY MISDESCRIPTONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

