



Bullsmoor Way, EN8 8HS
Waltham Cross





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Kings Group are delighted to present this SPACIOUS, TWO BEDROOM FIRST FLOOR APARTMENT. BEING SOLD CHAIN FREE & WITH A NEW EXTENDED LEASE UPON COMPLETION !!

Situated on the first floor and being sold with a newly extended lease on completion, this well-proportioned two-bedroom flat offers comfortable living in a convenient setting.

Entering the property, you are welcomed by a central entrance hall which provides access to all rooms. Immediately to the left of the hallway is the family bathroom, along with two built-in storage cupboards, offering useful additional space. To the right of the hallway is Bedroom Two, a good-sized double bedroom. Continuing further along the hallway on the right-hand side you will find Bedroom One, another spacious double bedroom.

Straight ahead from the entrance hall is the bright and comfortable lounge, providing a pleasant space for relaxing or entertaining with an accompanied with a Juliet balcony. Located adjacent to the lounge is the kitchen, conveniently positioned and well suited for day-to-day living. Externally, the property benefits from communal parking, well-maintained communal gardens, and a secure entry phone system, adding both convenience and peace of mind.

Overall, this is a well-laid-out first floor apartment that would suit a range of buyers, particularly those seeking a property with generous room sizes and the benefit of a new extended lease on completion.

£235,000



- TWO BEDROOM FIRST FLOOR APARTMENT
- BEING SOLD WITH A NEW EXTENDED LEASE ON COMPLETION
- TWO DOUBLE SIZED BEDROOMS
- SECURE ENTRY PHONE SYSTEM
- CLOSE TO TURKEY STREET AND WALTHAM CROSS STATION
- LEASEHOLD
- IDEAL FOR FIRST TIME BUYERS
- SPACIOUS LOUNGE
- COMMUNAL PARKING AND GARDENS
- CLOSE TO POPULAR SCHOOLS

Location

Bullsmoor Way enjoys a convenient and family-friendly location on the northern edge of Waltham Cross, close to the Enfield border. The close forms part of a quiet residential enclave just off Bullsmoor Lane, offering a calm and safe environment with minimal through-traffic — ideal for young families or anyone seeking a more tranquil lifestyle while staying connected to London and Hertfordshire. Everyday amenities are close at hand, with a selection of local shops, convenience stores, and takeaways within walking distance, and Waltham Cross town centre just over a mile away offering a wider choice of supermarkets, retail outlets, and cafés. The nearby Cedars Park and Gunpowder Park provide attractive green open spaces for leisure and recreation.

Travel Links

The property benefits from excellent transport links, with Turkey Street Overground Station approximately 10 minutes' walk away, providing direct services into London Liverpool Street. For motorists, the A10 and M25 (Junction 25) are just moments away, giving fast access to Central London, Hertfordshire, and beyond.

Local Schools

With the property being ideal home for families local schools may be an important criteria in your search which in addition the above that Bullsmoor Way offers, you also have some of the areas most sought after and popular schools such as The Lea Valley Academy, Honilands Primary School, Greenfield Nursery School, Hurst Drive Primary School and many more all within a short walk or driveway.

Council Tax Band - B

Construction Type - Standard (Brick, Tile)

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

Low

Lease - Currently 86 Years but will be extended upon completion

Service Charge - £1604.04 per annum


Ground Rent - £10 per annum

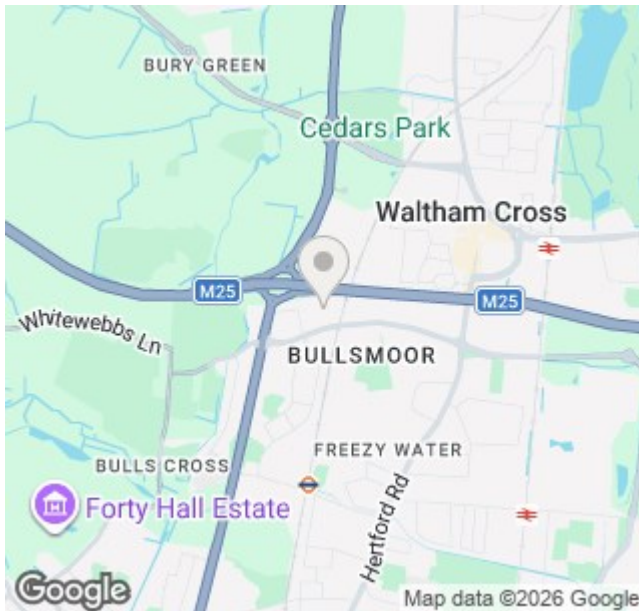




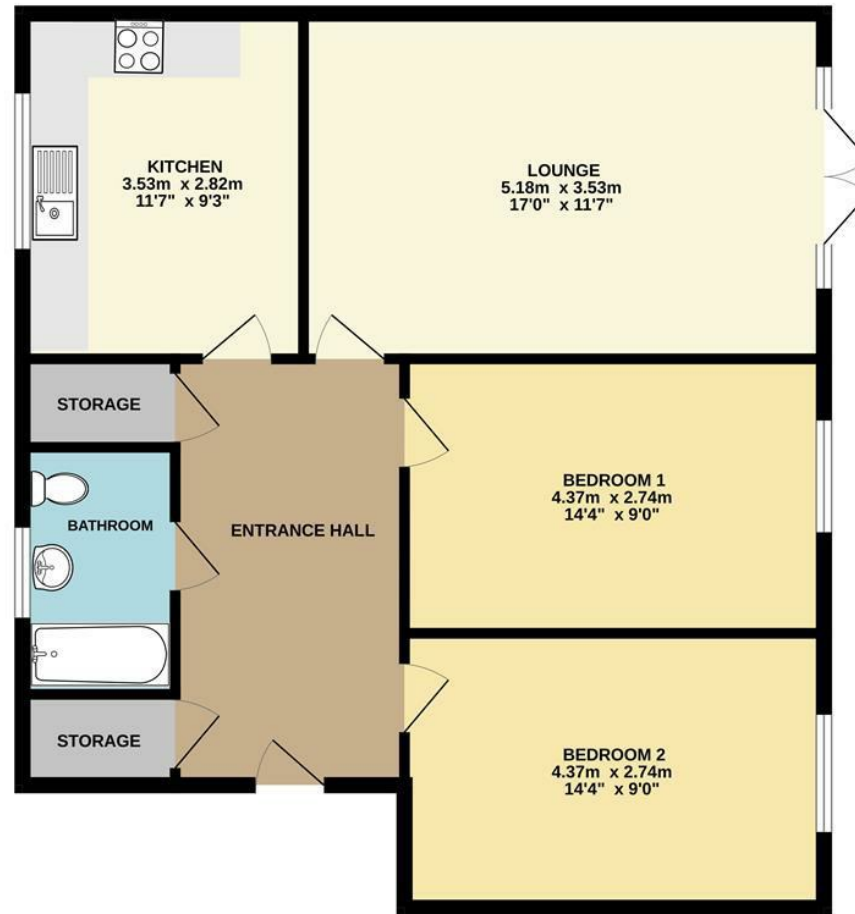
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GROUP

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



THE PROPERTY MISDESCRIPTIONS 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.



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