



Swanfield Road, EN8 7FG
Waltham Cross





kings
GROUP

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Kings Group are delighted to present this SPACIOUS ONE BEDROOM, THIRD FLOOR APARTMENT, BEING SOLD CHAIN FREE.

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £180,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Welcome to this well-presented one-bedroom third-floor apartment, ideally suited for first-time buyers, investors, or those seeking a low-maintenance home.

The property is accessed via a secure communal entrance, with both stair and lift access rising to the third floor. Upon entering the apartment, you are greeted by a welcoming entrance hall, which immediately offers a useful storage cupboard to the left—perfect for coats, cleaning equipment, or general household items. To the right is a neatly appointed family bathroom, fitted with a modern suite.

Continuing through, the apartment opens up to a bright and airy open-plan living space positioned to the left of the hallway. This versatile area combines a comfortable lounge, dining space, and a well-arranged kitchen, making it ideal for both everyday living and entertaining. Straight ahead from the entrance hall, you will find the generously sized bedroom, complete with built-in wardrobes providing ample storage while maintaining a clean and uncluttered feel.

Further benefits of the property include an impressive 988-year lease, offering long-term peace of mind, as well as an allocated parking space. Overall, this apartment combines practical layout, modern living, and excellent tenure, making it a fantastic opportunity in a convenient setting.

By Auction £180,000



- **ONE BEDROOM APARTMENT**
- **LEASEHOLD**
- **CHAIN FREE**
- **IMMEDIATE EXCHANGE OF CONTRACTS AVAILIABLE**

- **EASY ACCESS TO A10 AND M25**

Location

Burlington House is surrounded by everything a home owner needs in a new home. Ranging from local high street shops, popular restaurants, Tesco Supermarket, banks, cafes any many more high street shops and business, in addition to local high street shops Burlington House is also very close to Waltham Cross Town Centre and Pavillion Shopping Centre offering an even wider variety of shops. Not only does it have local shops near by, you will also benefit from being within a close distance to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

Travel Links

Burlington House also offers fantastic commute links, with Waltham Cross Station being under a 10 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 Theobalds Grove Station which is also just 5 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 a first time buyers, local schools may be an important criteria in your search which in addition to the above that Burlington House offers, you also have some of the areas most sought after and popular schools such as Four Swannes Primary School, Greenfield Nursery School, Holy Trinity Church of England Primary School, Goffs - Churchgate Academy and many more all within a shot walk or drive away.

Council Tax Band - B

Construction Type - Standard (Brick, Tile)

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

Lease - Approx 988 Years Remaining

Service Charge - £3000 Per Annum

Ground Rent - £300 Per Annum

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The

- **THRID FLOOR**
- **988 YEAR LEASE REMAINING**
- **ALLOCATED PARKING**
- **WALKING DISTANCE TO THEOBALDS AND WALTHAM CROSS STATION**
- **BEING SOLD VIA SECURE SALE**

Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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





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.