



BURLINGTON HOUSE

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.

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.

£215,000



- ONE BEDROOM APARTMENT
- LEASEHOLD
- CHAIN FREE
- IDEAL FOR FIRST TIME BUYERS

- 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

- THRID FLOOR
- 988 YEAR LEASE REMAINING
- ALLOCATED PARKING
- WALKING DISTANCE TO THEOBALDS AND WALTHAM CROSS STATION
- CLOSE TO LOCAL SHOPS AND AMENITIES

- 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

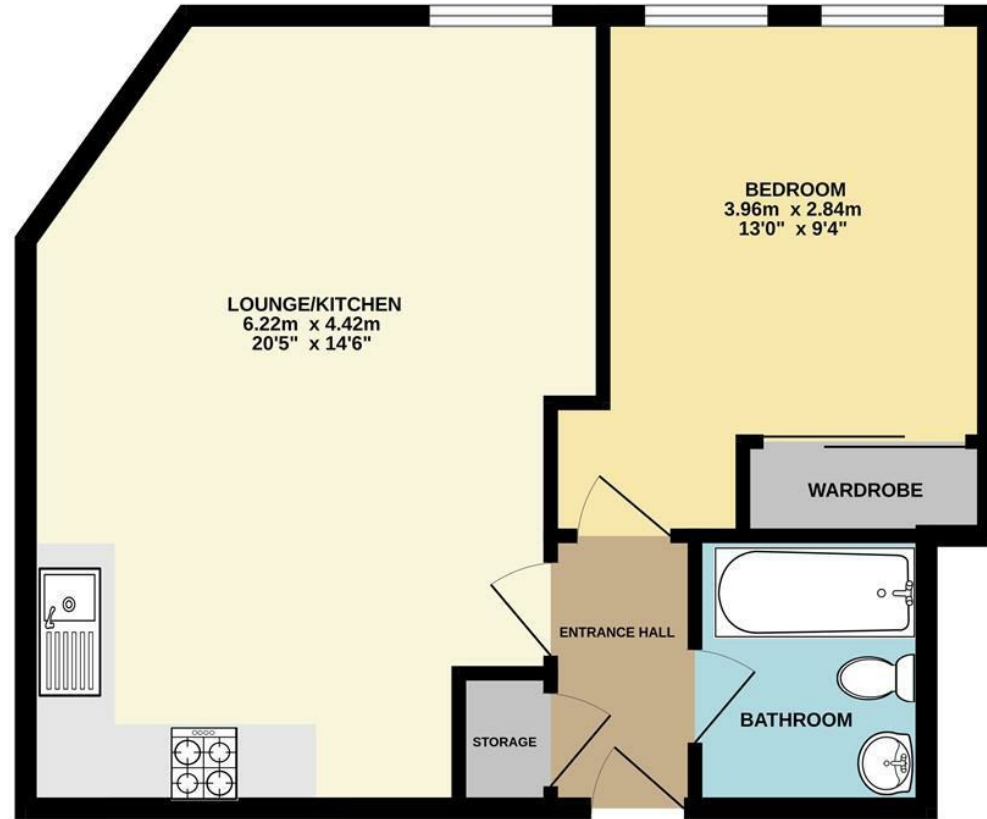


Energy Efficiency Rating

	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	



GROUND FLOOR
43.9 sq.m. (473 sq.ft.) approx.



TOTAL FLOOR AREA: 43.9 sq.m. (473 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan, the agent does not warrant its accuracy and is not liable for any errors or omissions. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fittings and appliances shown have not been inspected and their efficiency can be given no guarantee.

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 required to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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