



High Street, EN8 7ED  
Waltham Cross





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GROUP

# High Street, EN8 7ED

Kings Group are delighted to present this TWO BEDROOM TOP FLOOR FLAT, located just a stones throw from Theobalds Station.

**\*\*GUIDE PRICE £265,000 - £275,000\*\***

Step inside this well-presented two-bedroom top floor flat, offering spacious and modern accommodation throughout.

Upon entering the property, you are welcomed by a generous entrance hall, with a useful storage cupboard immediately to the right, providing practical space for coats and household items. The hallway then curves round to the left, where you will find the second bedroom, ideal as a guest room, home office or nursery.

Further along the hallway, to the left, is the contemporary family bathroom, finished to a modern standard. Adjacent is the impressive master bedroom, benefiting from its own en-suite shower room for added convenience and privacy.

Opposite the master bedroom is access to the bright and spacious open-plan living area, seamlessly incorporating the lounge, dining and kitchen spaces. This sociable room provides an excellent setting for both everyday living and entertaining, with the kitchen offering ample worktop and storage space.

Externally, the property further benefits from allocated parking, additional visitor parking, loft access for extra storage, and the reassurance of a long 129-year lease.

## Guide Price £265,000



- TWO BEDROOM TOP FLOOR APARTMENT
- 129 YEAR LEASE REMAINING
- EN-SUITE TO MASTER BEDROOM
- CLOSE TO POPULAR SCHOOLS
- IDEAL FOR FIRST TIME BUYERS

- LEASEHOLD
- ALLOCATED PARKING
- WALKING DISTANCE TO THEOBALDS STATION
- EASY ACCESS TO A10 AND M25
- CLOSE TO LOCAL SHOPS AND AMENITIES

#### Location

Akers Court is surrounded by everything a home owner needs in a new home. 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 close to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

#### Travel Links

Akers Court also offers fantastic commute links, with Waltham Cross Station being under a 15 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 2 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 Akers Court offers, you also have some of the areas most sought after and popular schools such as St Joseph's Catholic Primary School, Downfield Primary School, Holy Trinity Church of England Primary School, Arlesdene Nursery School and Pre-School, Goffs - Churchgate Academy and many more all just a short walk or drive away.

Council Tax Band - C

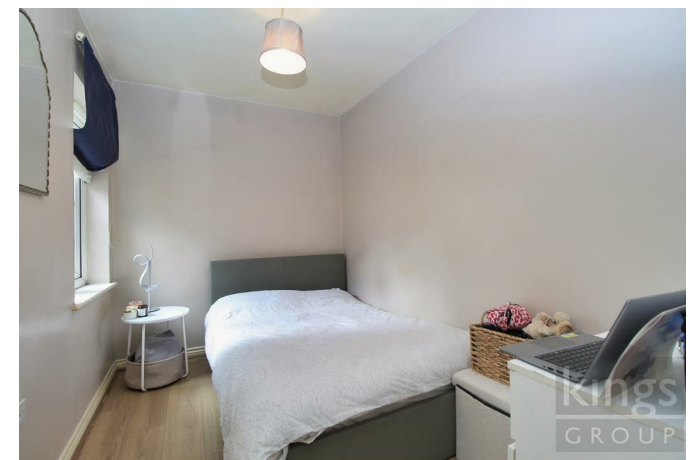
Construction Type - Standard (Brick, Tile)

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

Lease - 129

Service Charge - £1656 Per Annum (Approx)

Ground Rent - £200 Per Annum (Approx)




Bathe



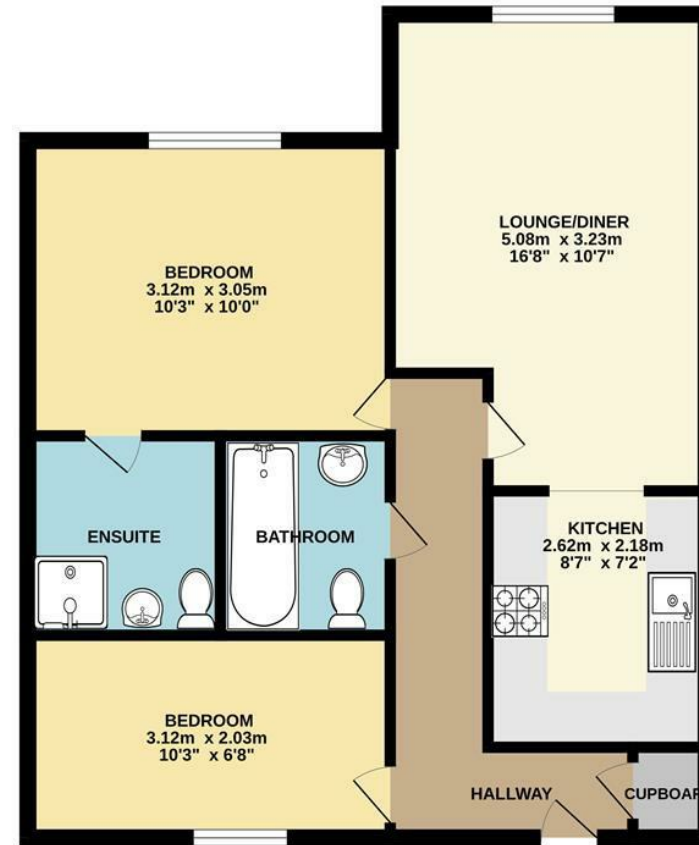
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>79</b>
(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	



3RD FLOOR



AKERS COURT, HIGH STREET, WALTHAM CROSS EN8

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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