



Beeston Drive, EN8 0QS
Waltham Cross





kings
GROUP

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Kings Group are delighted to offer this CHAIN FREE, ONE BEDROOM FIRST FLOOR FLAT, on Beeston Drive for sale, BEING SOLD WITH A LEASE of 106 YEARS

Upon entering, a staircase leads you up to the first floor, leading you to the properties front door. As you enter you are greeted with the main living space, a spacious and bright living area benefiting from large windows that let in plenty of natural light. The neutral décor creates a warm and inviting atmosphere, and there's ample space for a comfortable seating area and dining setup. Within the living room, you'll find the kitchen, which is well-equipped with modern fittings, plenty of cupboard space, and room for appliances. The layout ensures convenience while preparing meals, and entertaining guests.

A hallway leads to the bedroom, which is a generously sized double room with space for freestanding storage. The large window allows for good ventilation and natural light, making it a pleasant retreat. Next to the bedroom, the family bathroom.

Beeston Drive, is an ideal property for any first time buyer looking to step onto the property ladder or any investor looking for a ready to rent investment property.

£220,000



- ONE BEDROOM FLAT
- 106 YEAR LEASE REMAINING
- TURN KEY CONDITION
- CHAIN FREE
- EASY ACCESS TO A10

- LEASEHOLD
- COMMUNAL PARKING
- FIRST FLOOR
- CLOSE TO BROOKFIELD SHOPPING CENTRE
- EASY ACCESS TO CHESHUNT STATION

Location

Beeston Drive 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 West Cheshunt you will also benefit from being walking distance to Brookfield Shopping Centre, Cheshunt Park Golf Course, Flamstead End Recreation Ground, local gyms, Cheshunt community hospital and many more local amenities.

Travel

Beeston Drive also offers fantastic commute links, with Cheshunt Station being under a 25 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 30 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.

Council Tax Band - B

Construction Type - Standard (Brick, Tile)

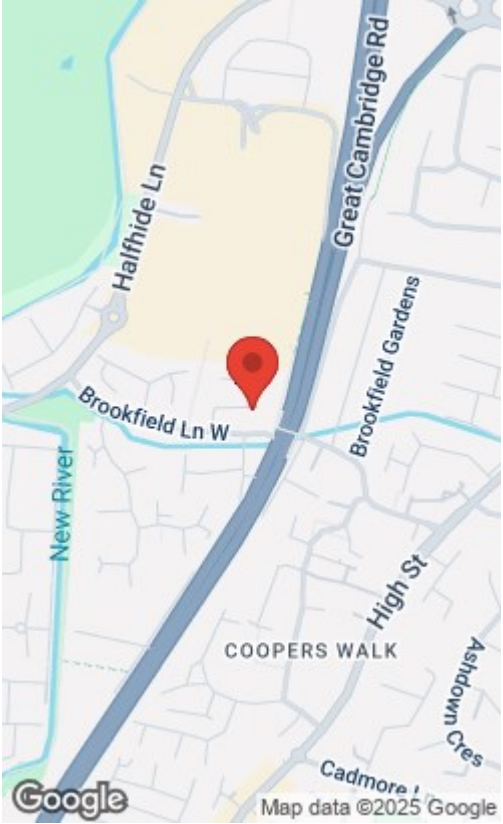
Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low

Lease - 106 Years

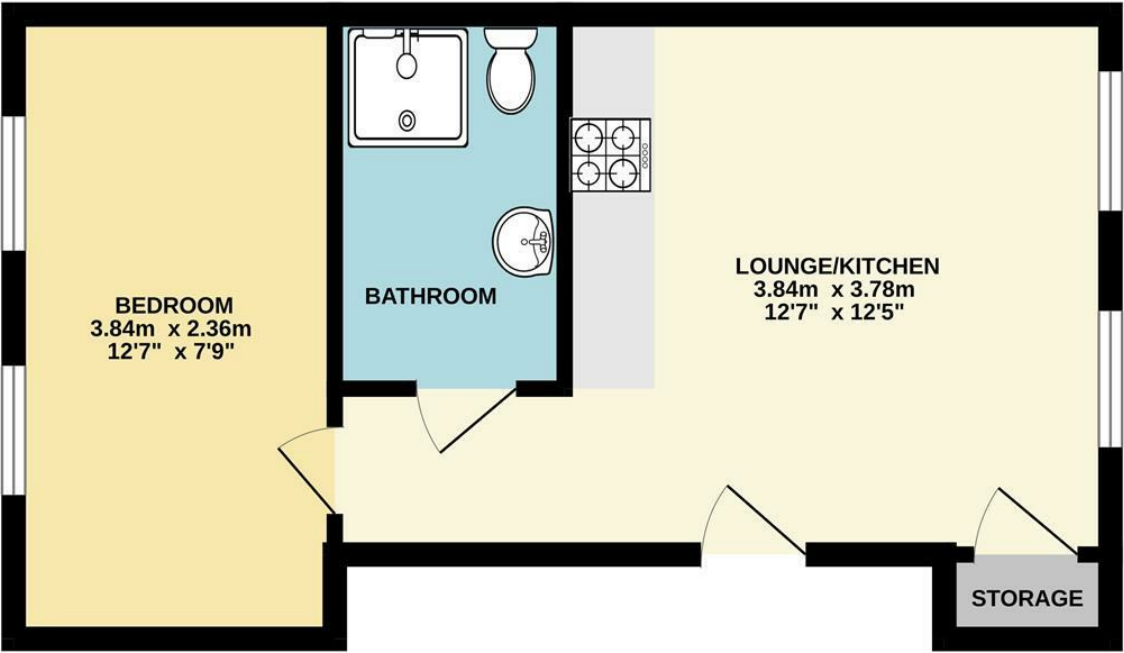
Service Charge - £0 (Advised by seller)

Ground Rent - £0 (Advised by seller)

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(29-38) F			(29-38) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



GROUND FLOOR
34.2 sq.m. (368 sq.ft.) approx.



TOTAL FLOOR AREA : 34.2 sq.m. (368 sq.ft.) approx.

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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