



Eleanor Way, EN8 7SG  
Waltham Cross





# Eleanor Way, EN8 7SG

Kings Group are delighted to offer this CHAIN FREE, ONE BEDROOM APARTMENT FOR SALE, LOCATED WALKING DISTANCE FROM WALTHAM CROSS STATION.

This one-bedroom flat offers a perfect blend of comfort and convenience. Upon entering, you are immediately welcomed by a bright and airy hallway leading to a open-plan living area. The spacious lounge is bathed in natural light, featuring large windows that create a warm and inviting atmosphere. The kitchen is fully equipped with ample counter space, making it ideal for both casual meals and entertaining. The property offers a generously sized double bedroom and family bathroom.

The flat benefits from lift access, ensuring ease of movement, and comes with the added advantage of an allocated parking space for stress-free convenience. With a long lease of 962 years, this property offers a rare opportunity for secure, long-term ownership. The flat provides easy access to local amenities, transport links, and green spaces, making it a perfect choice for first-time buyers, investors, or those seeking a low-maintenance home.

£210,000



- **ONE BEDROOM APARTMENT**
- **CHAIN FREE**
- **LIFT ACCESS**
- **CLOSE TO LOCAL SHOPS AND AMENITIES**
- **WALKING DISTANCE TO WALTHAM CROSS STATION**

### Location

Castile Court is surrounded by everything a home owner needs in a new home. With Waltham Cross shopping centre being close by there is a wide range of shops to choose from in the town centre and in the Pavillion Shopping Centre 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 walking distance to local gyms, Lea Valley Park and Lea Valley White Water Rafting Centre, local GP's and many other local amenities.

### Travel Links

Castile 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.

### Local Schools

With the property being ideal for first time buyers, local schools may be an important criteria in your search which in addition the above that Castile Court offers, you also have some of the areas most sought after and popular schools such as Holdbrook Primary School and Nursery, Four Swannes Primary School, Oasis Academy Enfield, Keys Meadow Primary School, Keys Meadow Primary School and many more all within walking distance or a short drive away.

Council Tax Band - B

- **LEASEHOLD**
- **LONG LEASE OF 962 YEARS REMAINING**
- **PARKING AVAILABLE**
- **EASY ACCESS TO A10 AND M25**
- **TOP FLOOR**

Construction Type - Standard (Brick, Tile)

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

Lease - 962 Years Remaining

Service Charge - Approx £1700 per annum

Ground Rent - Approx £100 per annum



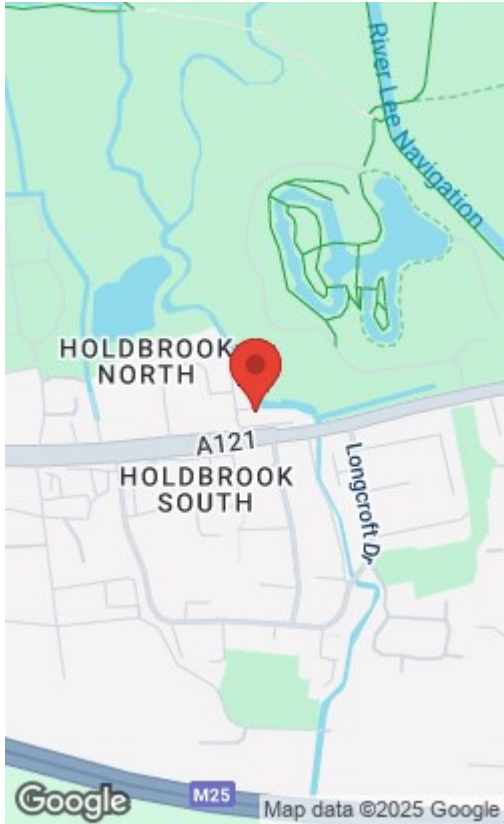




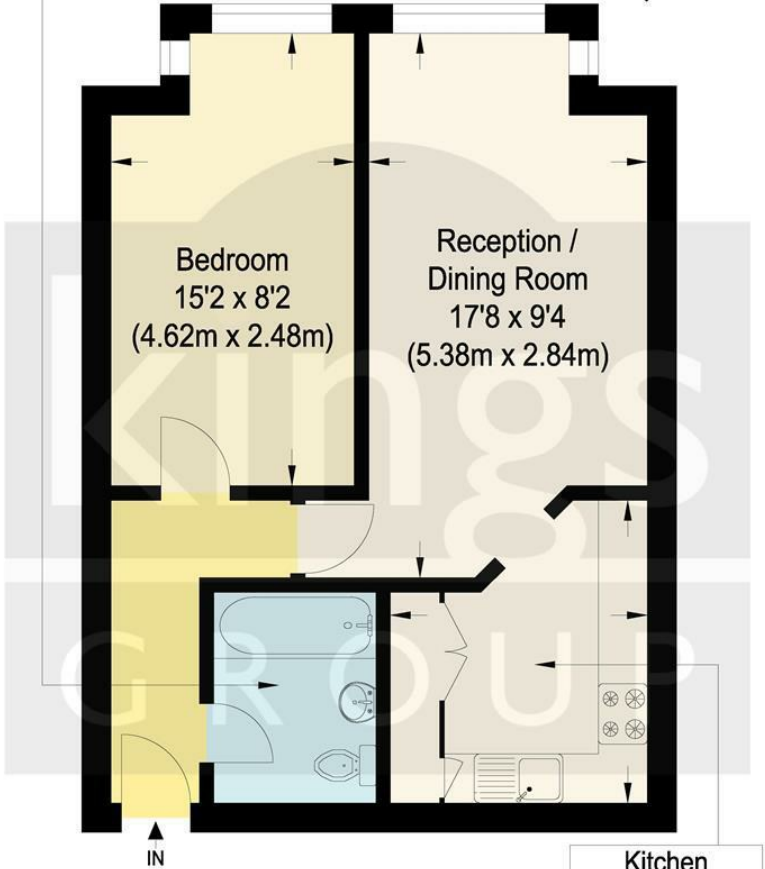


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



Bathroom  
7'1 x 5'5  
(2.15m x 1.65m)



Kitchen  
10'2 x 7'11  
(3.09m x 2.42m)

Fourth Floor  
Flat 59, Castile Court

Approximate Gross Internal Floor Area : 41.70 sq m / 448.85 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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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