

# Eleanor House

ELEANOR HOUSE  
STYLISH 2 BED APARTMENTS  
FOR SALE

Lane

Eleanor Cross Road, EN8 7FH  
Waltham Cross

kings  
GROUP



# Eleanor Cross Road, EN8

## 7FH

Kings Group are delighted to present this refurbished two-bedroom first floor flat, ideally situated in a convenient and sought-after location in Cheshunt.

INVESTERS ONLY AS BEING SOLD WITH TENANT IN SITU, CURRENTLY RENTED FOR £1400 PCM

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.

Step inside this well-presented two-bedroom first-floor flat, thoughtfully arranged for easy, modern living.

From the secure communal entrance, a video entry system grants access to the lobby with lift service to the first floor. The flat opens into a welcoming entrance hall with space for coats and shoes and doors to all rooms. To the left, the family bathroom is smartly finished and features a bath with overhead shower, basin with storage, and WC.

Straight ahead and slightly to the left is the main bedroom, a comfortable double with space for wardrobes. Directly in front of the entrance hall sits bedroom two, ideal as a guest room, nursery, or home office.

To the right, the hallway leads into a bright open-plan lounge/kitchen. This sociable space is perfect for everyday living and entertaining, with defined areas for seating and dining. The contemporary kitchen is fitted with a range of cabinets and integrated appliances,

# £180,000



- **TWO BEDROOM FIRST FLOOR APARTMENT**
- **113 YEAR LEASE**
- **BEAUTIFULLY PRESENTED**
- **EXCELLENT TRANSPORT LINKS INTO LONDON**
- **EASY ACCESS TO M25 & A10**

- **LEASEHOLD**
- **INTERNALLY SPACIOUS**
- **SECURE GATED ALLOCATED PARKING SPACE**
- **CLOSE TO LOCAL SHOPS, SCHOOLS & AMENITIES**
- **BEING SOLD WITH TENANT IN SITU - INVESTORS ONLY**

#### **Location**

Eleanor House is surrounded by everything a home owner needs in a new home. With Waltham Cross shopping centre being a short walk away 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 property 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**

Eleanor House also offers fantastic commute links, with Waltham Cross Station being under a 5 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 15 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 Eleanor House offers, you also have some of the areas most sought after and popular schools such as Four Swannes Primary School, Holdbrook Primary School and Nursery, The Lea Valley Academy, Oasis Academy Enfield, Downfield Primary School and many more all just a short drive or walk away.

Council Tax Band - C

Construction Type - Standard (Brick, Tile)

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

Lease - 113 Year Remaining

Service Charge - £2270 Per Annum (Approx)

Ground Rent - £300 Per Annum (Approx)

#### **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 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'.





## 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 |                            |                                                                                   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

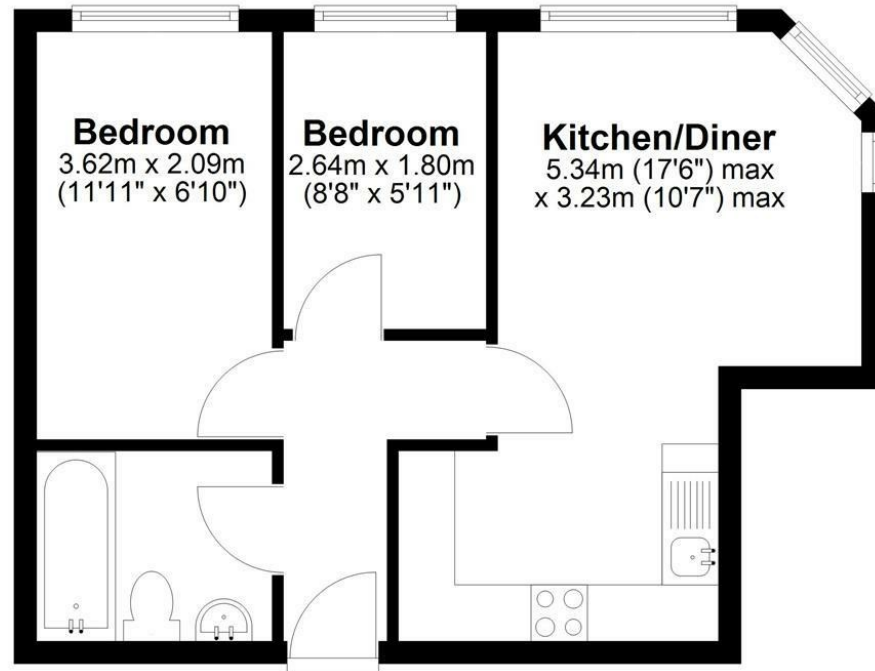


THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight 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.



## First Floor

Approx. 36.6 sq. metres (393.5 sq. feet)



Total area: approx. 36.6 sq. metres (393.5 sq. feet)

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.

Plan produced using PlanUp.

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