

Bryanstone Road, EN8 7RL
Waltham Cross

kings
GROUP



Bryanstone Road, EN8 7RL

Kings Group - Cheshunt are delighted to offer this CHAIN FREE, WELL PRESENTED ONE BEDROOM FLAT. BEING OFFERED WITH A NEW EXTENDED LEASE UPON COMPLETION !!

GUIDE PRICE £175,000 - £200,000

Step inside this beautifully presented first-floor flat, offering a superb blend of modern style and practical living. The property has been completely modernised throughout, creating a fresh and contemporary home ready to move straight into.

Upon entering, you are welcomed by a bright entrance hall that provides access to all principal rooms. To the left, the well-proportioned bedroom offers a peaceful and comfortable retreat. Straight ahead, the sleek and stylish bathroom has been thoughtfully updated with modern fittings and a clean, elegant design.

To the right of the hallway, you'll find the inviting lounge, a perfect space for relaxing or entertaining. The room benefits from a light and airy feel, flowing seamlessly into the adjoining kitchen. The kitchen has been fully modernised, featuring contemporary units and fittings, making it both functional and visually appealing.

Further benefits include a private gated resident parking, offering both security and convenience. Along with a new extened lease upon completion, providing peace of mind for future value and resale. This impressive property would make an ideal first-time purchase, investment opportunity, or low-maintenance home in a desirable setting.

Guide Price £175,000









- ONE DOUBLE BEDROOM FLAT
- BEING OFFERED WITH A EXTENDED LEASE UPON COMPLETION
- ALLOCATED PARKING
- COMMUNAL GARDENS
- EASY ACCESS TO A10 AND M25
- LEASEHOLD
- CHAIN FREE
- TOP FLOOR
- WALKING DISTANCE TO WALTHAM CROSS STATION
- IDEAL FOR FIRST TIME BUEYR AND INVESTORS

Location

Latimer 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

Latimer Court 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.

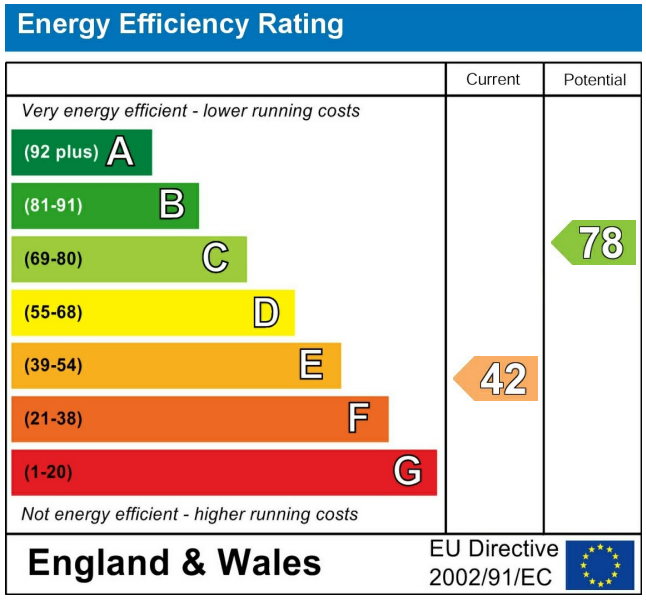
Council Tax Band - B
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Low, Surface Water: Very Low
Lease - 64 Years Remaining - Will be Extended upon completion
Service Charge - £1320 Per Annum (Approx)
Ground Rent - £60 Per Annum (Approx)

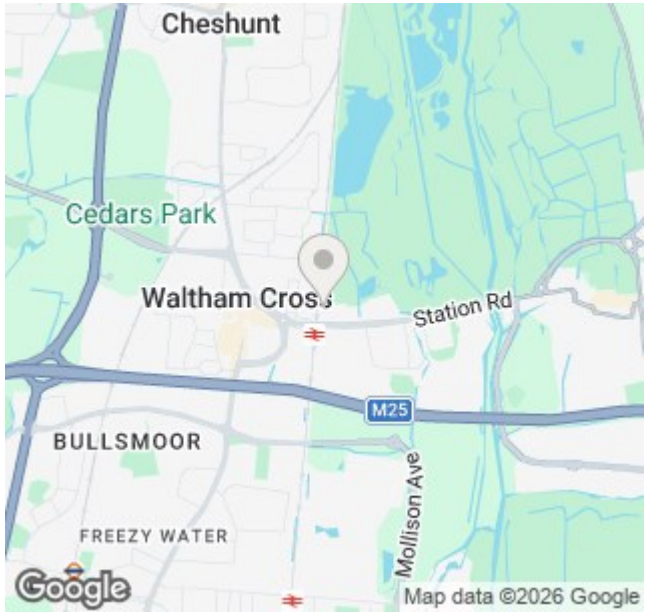


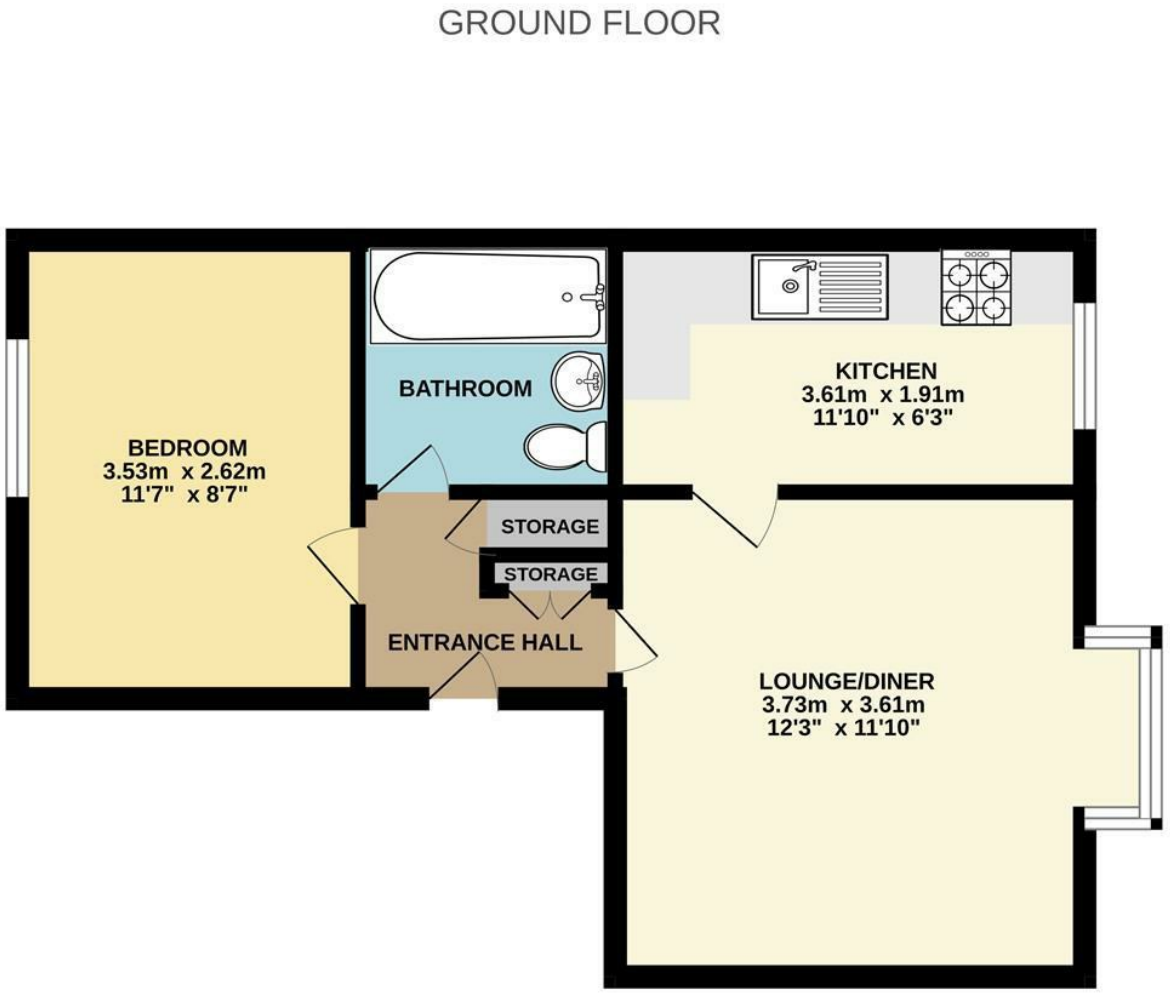





kings
GROUP







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.

9 Lynton Parade, Turners Hill, Cheshunt, Hertfordshire, EN8 8LF
T: 01992 635735
E:
www.kings-group.net