

Bryanstone Road, EN8 7RL
Waltham Cross

kings
GROUP



Bryanstone Road, EN8 7RL

Kings Group are proud to proud to present this GORUND FLOOR TWO BEDROOM APARTMENT, being offered CHAIN FREE with a NEW EXTENDED LEASE UPON COMPLETION !.

This well-presented two-bedroom ground floor apartment offers spacious and practical accommodation throughout, making it an ideal purchase for first-time buyers, downsizers or investors alike.

Upon entering the building via the communal entrance hall, you are welcomed into the apartment's own entrance hallway, providing access to all rooms. Immediately to the left is a useful built-in storage cupboard, ideal for keeping everyday essentials neatly tucked away, followed by bedroom two, a versatile space that could comfortably serve as a guest bedroom, home office or additional bedroom.

Continuing along the hallway, you will find the generously sized master bedroom positioned on the left-hand side, offering ample space for bedroom furnishings. Opposite is the family bathroom, conveniently located to serve both bedrooms and the main living accommodation.

At the end of the hallway, the apartment opens into a bright and inviting open-plan lounge and kitchen, creating a fantastic space for both relaxing and entertaining. The lounge provides plenty of room for comfortable seating and a dining area, while the kitchen is positioned to the right, offering a practical layout that complements the open-plan living arrangement.

Further benefits include an entry phone system for added security, Economy 7 storage heaters and gated residents' parking, providing both convenience and peace of mind. The property is also being offered with a brand-new lease upon completion, providing additional reassurance for prospective purchasers and making this an excellent opportunity for those seeking a conveniently arranged ground floor home.

£230,000









- TWO BEDROOM GROUND FLOOR APARTMENT
- BEING SOLD WITH A NEW EXTENDED LEASE UPON COMPLETION
- GATED RESIDENCE PARKING
- IDEAL FOR FIRST TIME BUYERS
- NEAR LOCAL SHOPS AND AMENITIES
- LEASEHOLD
- CHAIN FREE
- ECONOMY 7 STORAGE HEATERS
- WALKING DISTANCE TO WALTHAM CROSS STATION
- EASY ACCESS TO A10 AND M25



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

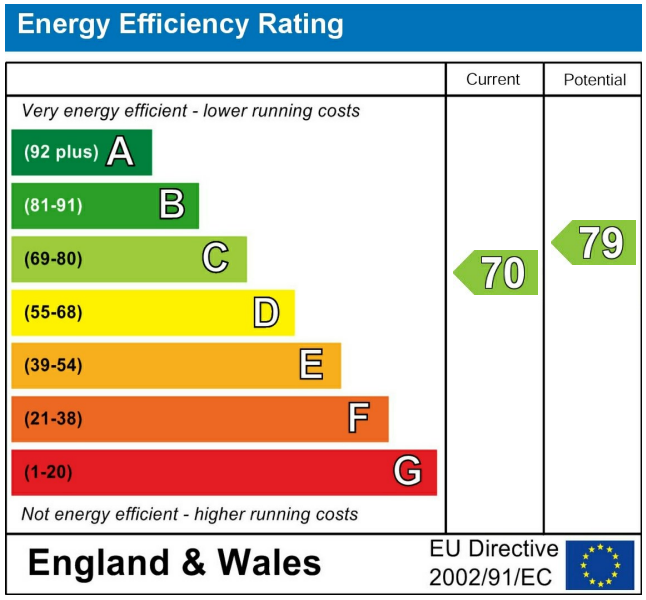
Latimer Court also offers fantastic commute links, with Waltham Cross Station being under a 10 minute walk away there are regular services to London Liverpool Street via Tottenham Hale, in under 30 minutes and Greater Anglia Service trains to destinations like Cambridge, Stansted Airport, and Hertford East.

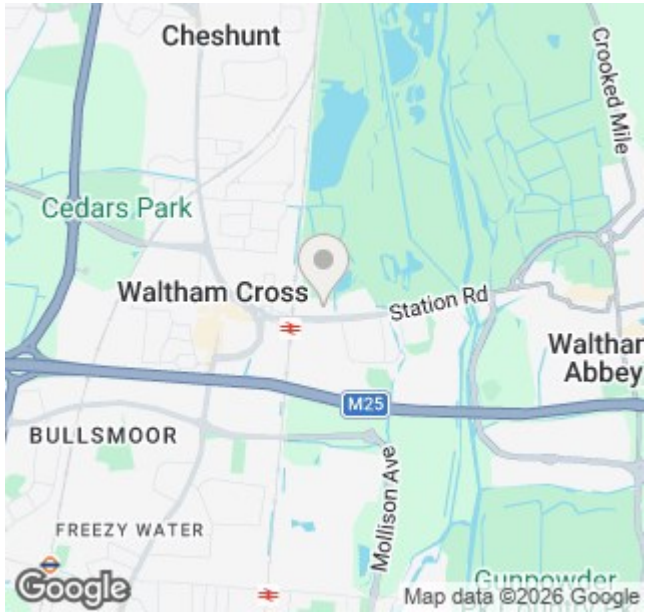
Local Schools

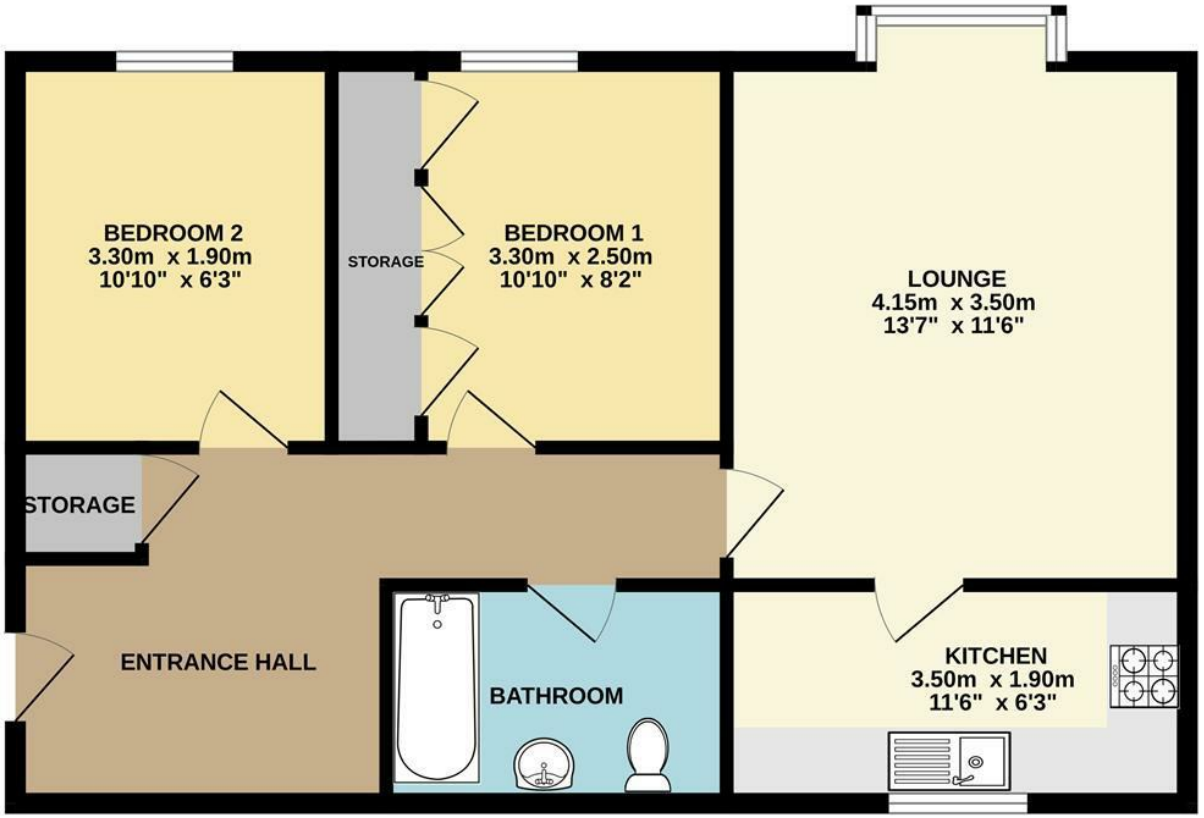
With the property being ideal for first time buyers and families, local schools may be an important criteria in your search. In addition the above that Latimer Court has to offer, you also have some of the area's most sought after and popular schools such as Holdbrook Primary School and Nursery, Four 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.

Additional Information

Council Tax Band - B
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Low, Surface Water: Very Low
Lease - 60 Years Remaining - Will be Extended upon completion to an expected lease of 110 years
Service Charge - £1500 Per Annum (Approx)
Ground Rent - £150 Per Annum (Approx)







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