



Butlers Court, EN8 7EG
Waltham Cross





FOR SALE
Unite
NEW & BETT
NO CHAIN 200K 100K

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Butlers Court, EN8 7EG

Kings Group are delighted to present this CHAIN FREE, ONE BEDROOM APARTMENT, located walking distance to Theobalds Train Station.

This beautiful flat is in prime location due to its easy access to public transport such as Theobalds Station (0.1 miles), Waltham Cross Station (0.8 miles), Waltham Cross Bus Station (0.7 miles) and the bonus of being able to access the A10 and M25 in under 10 minutes providing you with great commute links to London and the surrounding areas. The property also benefits from being near some of the most sought after schools in the area such as St Josephs School (0.2 miles), Holy Trinity Primary School (0.4 miles), Downfield Primary School (0.8 miles), Goffs Churchgate Academy (1.5 miles) and many more. Local shops and amenities are within a 5 minutes walk from the front door, the Waltham Cross pavilion shopping centre (0.8 miles) is a very short walk away giving you a wider range of supermarkets and shops to choose from. This property is also close to Cedars Park (0.5 miles) and Lea Valley (0.3 miles) giving you large open spaces for walks and outdoor activities plus with the Laura Trott leisure centre being just 1 mile away your never far from a local gym. In our opinion this property is ideal for a first time buyer or investor due to its great positioning and local amenities.

The accommodation comprises of a spacious lounge, modern kitchen, three piece bathroom suite, large master bedroom and allocated parking. The property also comes with a 98 year lease. Internal viewings are highly recommended please contact us on 01992 635 735 to avoid disappointment.

£190,000



- ONE BEDROOM APARTMENT
- IDEAL FOR FIRST TIME BUYERS
- WALKING DISTANCE TO THEOBALDS STATION
- CLOSE TO WALTHAM CROSS STATION
- EASY ACCESS TO LOCAL SHOPS AND AMENITIES

- CHAIN FREE
- ALLOCATED PARKING
- LEASEHOLD
- SECURITY PHONE ENTRY SYSTEM
- EASY ACCESS TO A10 AND M25

Location

Butlers Court 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 close to the town centre not only does it have local shops near by, you will also benefit from being close to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

Travel Links

Butlers 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. Alternatively you can use Theobalds Grove Station which is also just a 10 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 Butlers Court offers, you also have some of the areas most sought after and popular schools such as St Joseph's Catholic Primary School, Downfield Primary School, Holy Trinity Church of England Primary School, Arlesdene Nursery School and Pre-School, Goffs - Churchgate Academy and many more all just a short walk or drive away.

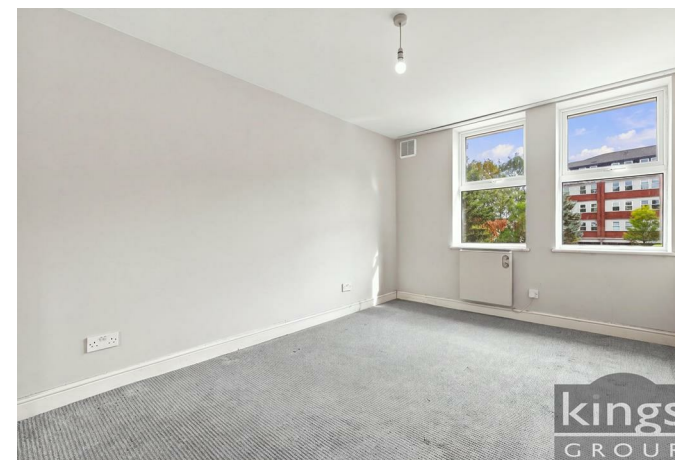
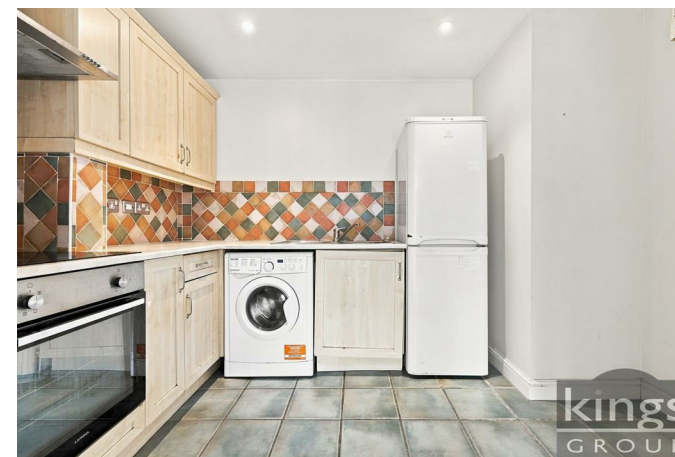
Council Tax Band - B

Construction Type - Standard (Brick, Tile)

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

EPC Rating - B

Lease - 98 Year Remaining

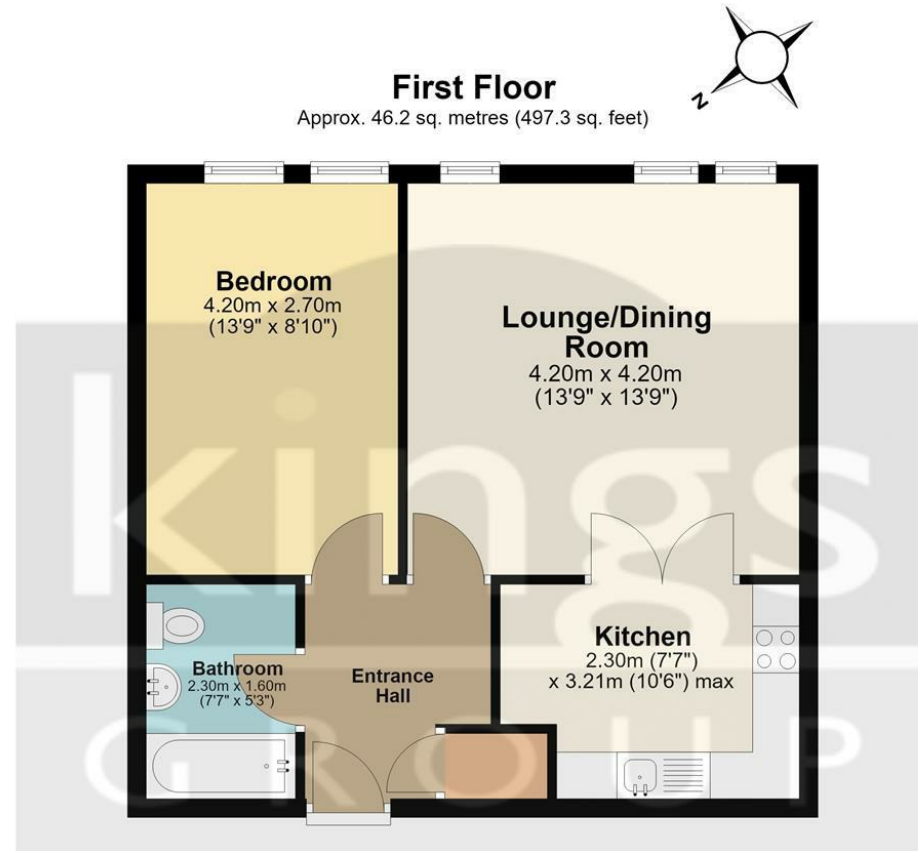
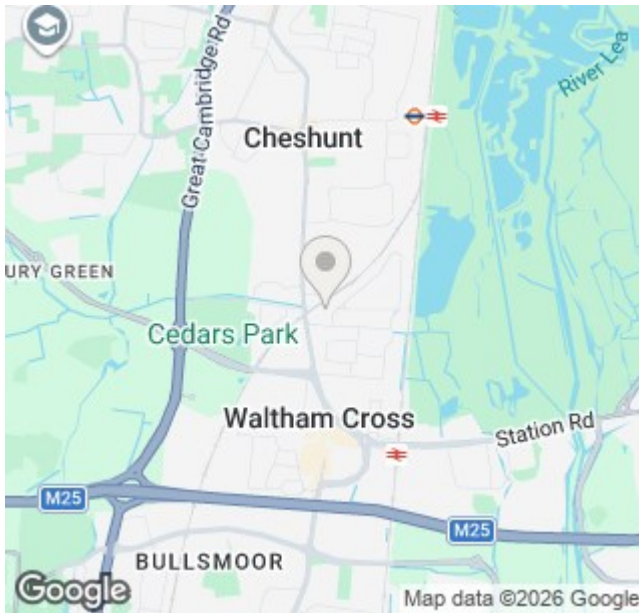




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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 46.2 sq. metres (497.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Butlers Court

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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