

Bryanstone Road, EN8 7FB
Waltham Cross

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# Bryanstone Road, EN8 7FB

Kings Group are delighted to present this SPACIOUS CHAIN FREE, ONE BEDROOM FIRST FLOOR APARTMENT, located walking distance to Waltham Cross Station.

**GUIDE PRICE £200,000 - £220,000**

This delightful one-bedroom first-floor apartment offers a well-designed layout throughout. The entrance hall provides built-in storage, helping to keep everyday essentials neatly tucked away. To the left, the open-plan living room and kitchen create a bright and versatile living space. The family bathroom is located just off the hallway, with the main bedroom positioned directly ahead. Completing the package, the property benefits from allocated parking and a long lease with 131 years remaining, making it an excellent choice for first-time buyers or investors alike.

£200,000









- ONE BEDROOM APARTMENT
- FIRST FLOOR
- ALLOCATED PARKING
- LARGE BEDROOM
- CLOSE TO LOCAL SHOPS AND AMENITIES
- LEASEHOLD
- IDEAL FOR FIRST TIME BUYERS
- CHAIN FREE
- SPACIOUS LIVING ROOM
- WALKING DISTANCE TO WALTHAM CROSS STATION

## Location

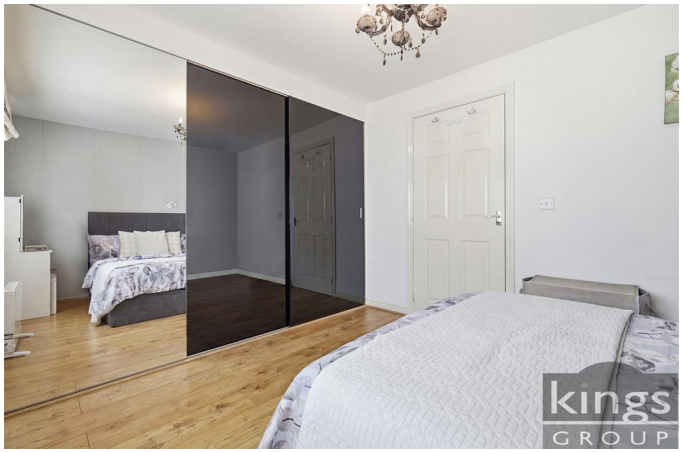
Gwendoline Court is surrounded by everything a home owner needs in a new home. With Waltham Cross shopping centre being close by there is a wide range of shops to choose from in the town centre and in the Pavillion Shopping Centre ranging from local high street shops, popular restaurants, supermarkets, 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.

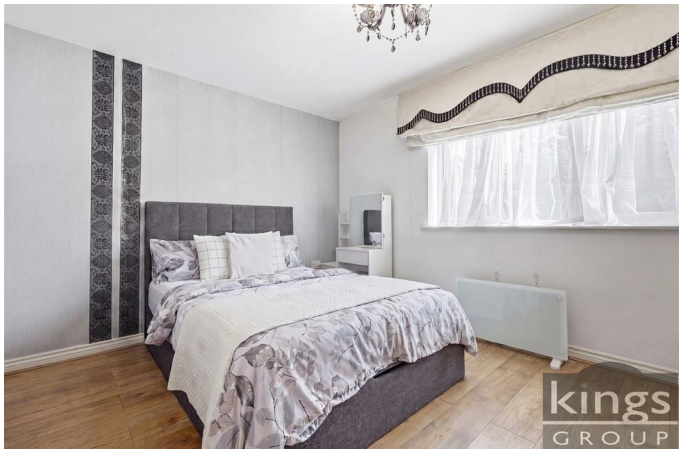
## Travel Links

Gwendoline 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.

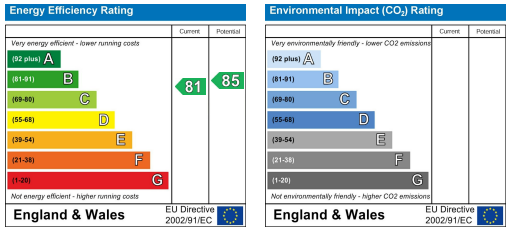
Council Tax Band - B
Construction Type - Standard (Brick, Tile)
Flood Risk - Rivers & Seas: Low, Surface Water: Very Low
Lease - 131 Years Remaining
Service Charge - £1300 Per Annum (Approx)
Ground Rent - £230 Per Annum (Approx)



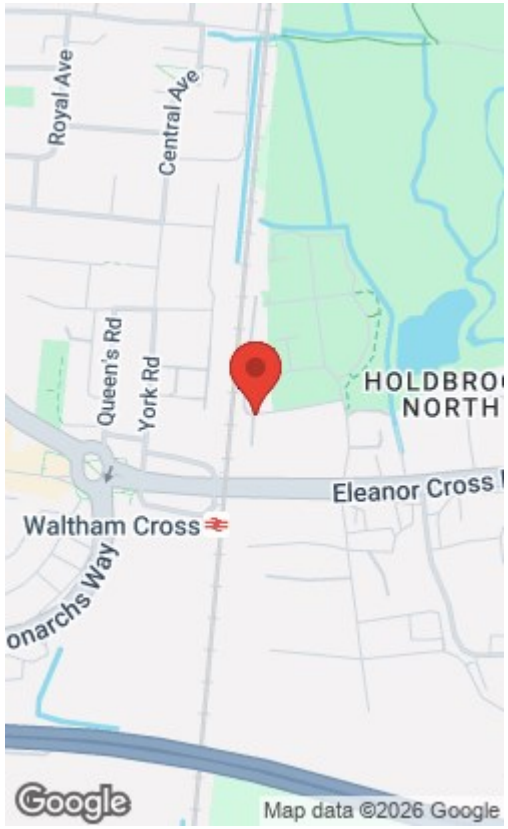



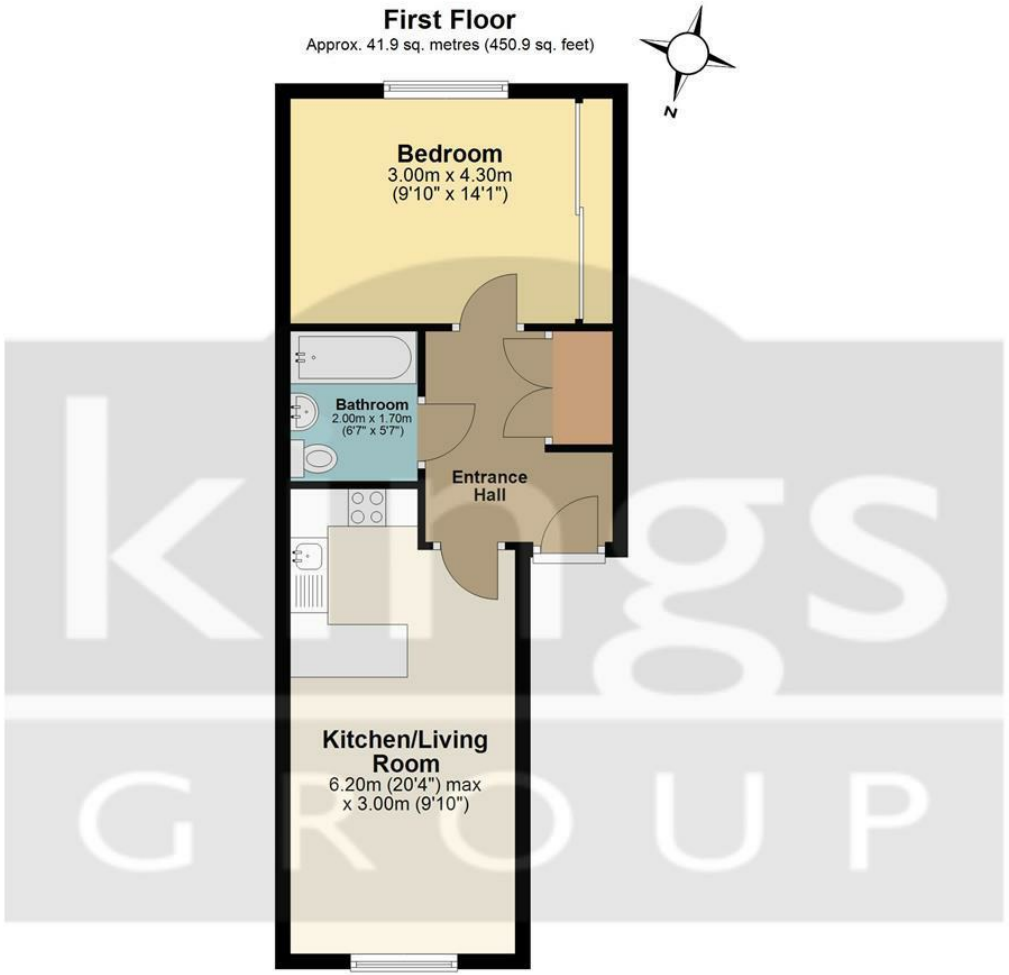

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Total area: approx. 41.9 sq. metres (450.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison 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.

**Gwendoline 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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