



BURLINGTON HOUSE

Swanfield Road, EN8 7FG  
Waltham Cross





kings  
GROUP

# Swanfield Road, EN8 7FG

Kings Group are delighted to offer this CHAIN FREE TWO BEDROOM, FIRST FLOOR APARTMENT FOR SALE.

## PUBLIC NOTICE

ADDRESS - 11 Burlington House, Swanfield Road, Waltham Cross, EN8 7FG

We are acting in the sale of the above property and have received an offer of £220,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: C

As you step into this well-presented two-bedroom second-floor apartment, you're greeted by a spacious entrance hall with built-in storage, perfect for keeping everyday essentials tucked away. Moving through, the open-plan living and dining area offers a bright and airy space, enhanced by large windows that let in plenty of natural light. There's ample room for both a comfortable seating arrangement and a dining table, making it an ideal setting for entertaining or unwinding. Included in the living space, the modern fitted kitchen boasts sleek cabinetry, integrated appliances, and generous worktop space, catering to both casual meals and more elaborate cooking. The master bedroom is a generously sized retreat, complete with fitted wardrobes and large windows. The second bedroom is well-proportioned, making it perfect for guests, a home office, or additional storage. A modern family bathroom serves the apartment, featuring a stylish suite with a bath, overhead shower, WC, and basin.

The apartment further benefits from lift access, ensuring ease of movement to and from the second floor. Allocated parking is also included, providing added convenience. With a long lease of 999 years, this property offers a rare opportunity for long-term security in a well-maintained development. Ideal for first-time buyers, professionals, or investors, this is a fantastic opportunity to secure a modern, well-located home.

£210,000



- **TWO BEDROOM FIRST FLOOR APARTMENT**
- **CHAIN FREE**
- **LIFT ACCESS**
- **INTERNALLY SPACIOUS**

- **CLOSE TO LOCAL SHOPS AND AMENITIES**

#### **Location**

Burlington House is surrounded by everything a home owner needs in a new home. Ranging from local high street shops, popular restaurants, Tesco Supermarket, banks, cafes any many more high street shops and business, in addition to local high street shops Burlington House is also very close to Waltham Cross Town Centre and Pavillion Shopping Centre offering an even wider variety of shops. Not only does it have local shops near by, you will also benefit from being within a close distance to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

#### **Travel Links**

Burlington House 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. Alternatively you can Theobalds Grove Station which is also just 5 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 a first time buyers, local schools may be an important criteria in your search which in addition to the above that Burlington House offers, you also have some of the areas most sought after and popular schools such as Four Swannes Primary School, Greenfield Nursery School, Holy Trinity Church of England Primary School, Goffs

- **LEASEHOLD**
- **989 YEAR LEASE**
- **ALLOCATED PARKING**
- **WALKING DISTANCE TO WALTHAM CROSS AND THEOBALDS STATION**
- **NEAR POPULAR SCHOOLS**

- Churchgate Academy and many more all within a shot walk or drive away.

Council Tax Band - C

Construction Type - Standard (Brick, Tile)

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

Lease - Approx 989 Years Remaining


Service Charge - £3000 Per Annum

Ground Rent - £300 Per Annum



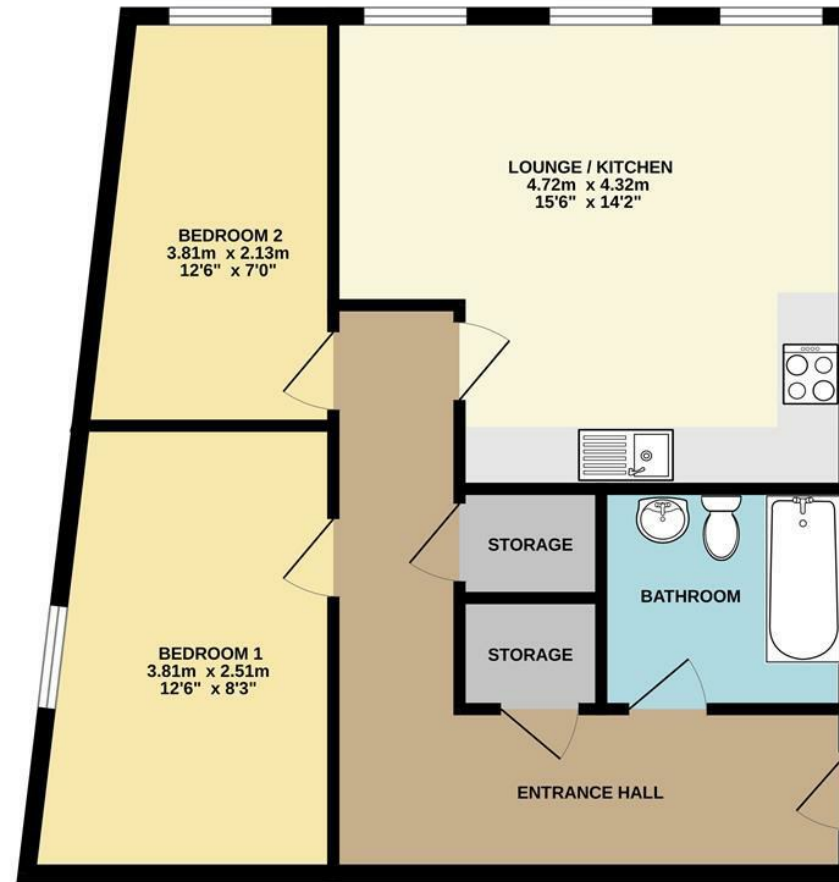


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>79</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 2002/91/EC	



## GROUND FLOOR



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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