



£325,000

Eleanor Way, Waltham Cross



Eleanor Way, Waltham Cross, EN8 7FF

Keith Ian are delighted to offer this well-presented two bedroom, ground floor flat for sale. This property benefits from high performance glazing, gas central heating, allocated parking in a gated car park, and a shared garden with views out onto the Lea Valley. Due to its location, this property is close to the A10 and M25 with great links into London, and is also approximately a 0.3 mile walk to Waltham Cross Railway Station.







Open Plan Lounge/Kitchen/Diner

22'9 x 15'10

Bedroom 1

14'0 x 10'4

Bedroom 2

8'9 x 8'9

Bathroom

8'2 x 7'3

En-Suite

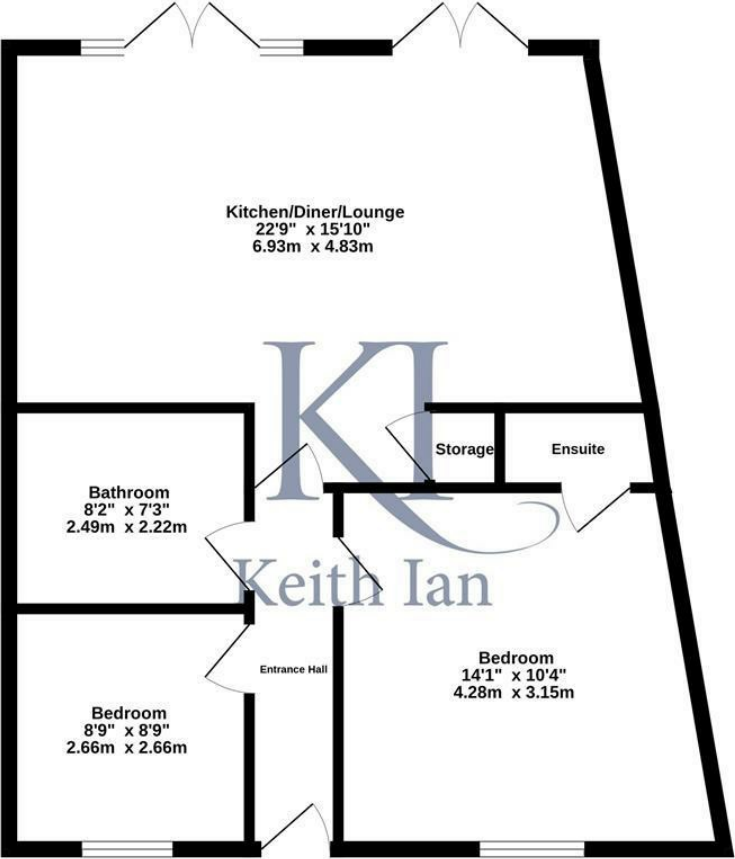
Leasehold Information

Length of Lease: 118 years approx.

Service Charge: £1600 p.a approx.

Ground Rent: £250 p.a

Ground Floor
683 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 683 sq.ft. (63.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been check.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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