



## Eleanor Cross Road, Waltham Cross, EN8 7FH

### Offers Over £250,000



Cole Harding is thrilled to present this amazing two bedroom fourth floor apartment located in the desirable area of Waltham Cross.

The property is in excellent condition throughout and offers lots of light and a sense of space throughout. The property offers two double bedrooms, open plan living room and modern fitted kitchen and bathroom.

The property also offers an allocated parking spaces, long lease, and central location to Waltham Cross shopping center, bus depo, and walking distance to Waltham Cross Over Ground.

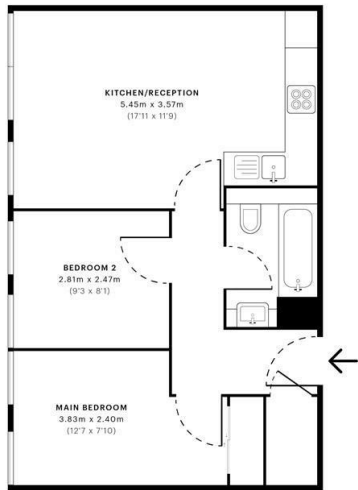
One of the largest flat in the building, we highly recommend to see this property which would be ideal for a first time buyer or a landlord looking to achieve 1250-1300 pcm producing a yield of 6%

Lease: approx 120 years  
Service charge: £185 per month  
Ground Rent £300 per annum

- Two bedroom apartment
- Forth floor with views
- Open plan living room
- Modern fitted kitchen
- Chain Free
- Close to Waltham Cross Over Ground
- Close to Bus station
- Excellent condition
- Parking space
- Long Lease

#### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

100 sqm (1076 sqft) | 44 sqm (473 sqft) | 650 sqm (6980 sqft) | 650 sqm (6980 sqft)

06 3204 059 4444 | 0203 238825



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