



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

### Offers Over £240,000

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Nestled in the heart of Eleanor House on Eleanor Cross Road, this charming third-floor modern apartment offers a delightful living space for those seeking comfort and convenience. Boasting two cosy bedrooms, a stylish open-plan living room, and a fitted kitchen, this property is perfect for those looking for a contemporary lifestyle.

With a generous 494 sq ft of space, this flat provides ample room for relaxation and entertainment. The property also features a well-maintained bathroom, ensuring your comfort is always a top priority.

One of the standout features of this apartment is the allocated parking space, providing convenience for those with vehicles. Additionally, the property comes with a long lease, offering peace of mind for the future.

Situated close to Waltham Cross Overground station and excellent bus links to London, this flat is ideal for commuters or those who enjoy easy access to the city. Furthermore, being chain-free, this property presents a hassle-free opportunity to make it your own.

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 1550-1600 pcm producing a yield of 8%

Lease is 120 years  
Ground Rent: 300 per annum  
Service Charge: £2230 per annum

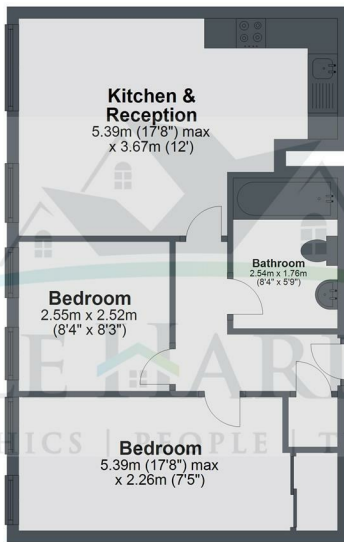
- Double Bedrooms
- Walking distance to train station
- 2 x lifts in the building
- Open Plan Lounge
- Residents Gated Parking
- Kitchen-Diner
- Chain free
- Long lease

### Viewing

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



**Third Floor**  
Approx. 45.9 sq. metres (494.2 sq. feet)

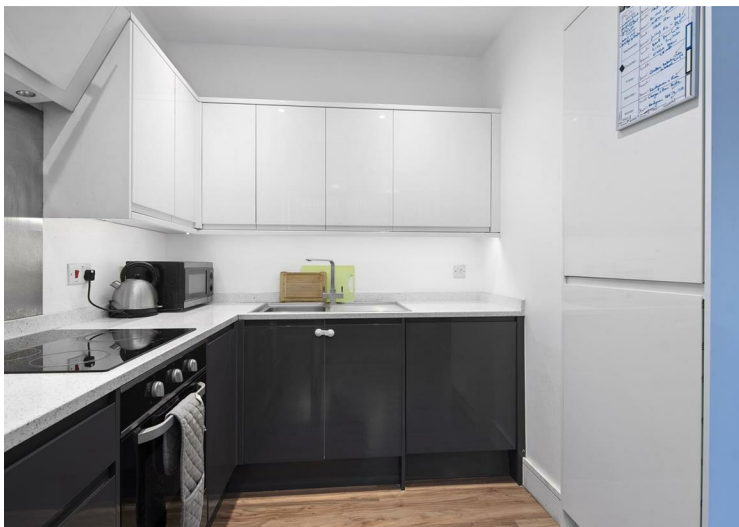


Total area: approx. 45.9 sq. metres (494.2 sq. feet)

Photography and Floor plans produced by Propertytics. Plan and measurements are for guidance only.  
www.propertytics.co.uk  
Plan produced using PlanUp.



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>		
(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>	69	69
	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Cole Harding**

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