

## Eleanor Way, Waltham Cross, EN8 7SQ

### Offers Over £225,000

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\*\*\*\*\*PRIVATE REAR GARDEN & ALLOCATED PARKING OUTSIDE THE PROPERTY\*\*\*\*\*

Charming Ground floor one bedroom Maisonette in Waltham Cross which offers a perfect blend of modern comfort and convenience.

#### Key features:

Excellent Condition: The property is meticulously maintained, boasting a bright and airy atmosphere throughout.

Allocated parking: Enjoy the convenience of a designated parking, ensuring hassle-free access.

Private rear garden: Relax and unwind in your own outdoor space, perfect for entertaining with rear access.

Spacious Living room: The generous living area provides ample space for relaxation and hosting guests.

Modern fitted kitchen: Prepare your meal in the contemporary kitchen equipped with modern appliances and cupboard spaces.

Bedroom: The well appointed bedroom offers a cozy retreat for restful nights.

Stylish bathroom: The property features a modern bathroom, adding to the overall comfort and convenience.

Proximity to Transport: With Waltham Cross train station within walking distances, commuting is made easy for residents.

Long lease of over 900 plus years.

Service charge £1240 approx for the year

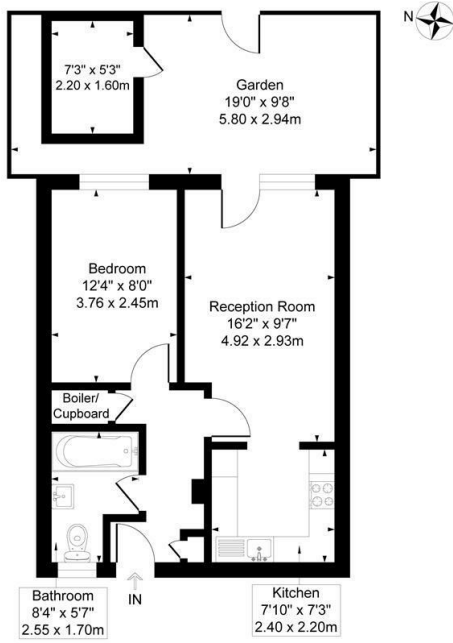
- Ground floor Maisonette
- Allocated private parking space
- Front and rear garden
- Rear access
- Long lease
- Walking distance to Waltham Cross train station
- Close to local amenities
- Close to Lea valley nature reserve

#### Viewing

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

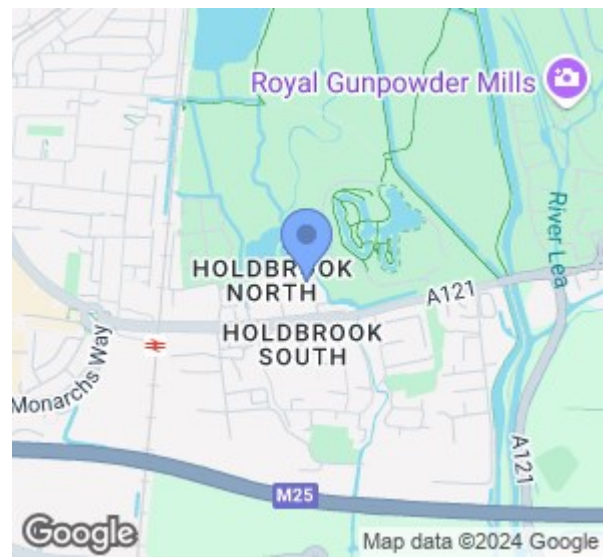
32 Geddington Court Eleanor Way EN8 75Q

Approximate Gross Internal Floor Area = 43.7 sq m / 471 sq ft



Ground Floor

Illustration for identification purposes only, not in scale



Energy Efficiency Rating		Current	Potential
Vary 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		58	73
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.

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