



2 bed flat to buy in EN8

33 - 35 Eleanor Cross Road, Waltham Cross, EN8 7FH

£180,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Property features

- ✓ TWO BEDROOM FIRST FLOOR APARTMENT
- ✓ LEASEHOLD
- ✓ 113 YEAR LEASE
- ✓ INTERNALLY SPACIOUS
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Kings Group are delighted to present this beautifully refurbished two-bedroom first floor flat, ideally situated in a convenient and sought-after location in Cheshunt.

INVESTORS ONLY AS BEING SOLD WITH TENANT IN SITU, CURRENTLY RENTED FOR £1400 PCM

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £180,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Step inside this well-presented two-bedroom first-floor flat, thoughtfully arranged for easy, modern living.

From the secure communal entrance, a video entry system grants access to the lobby with lift service to the first floor. The flat opens into a welcoming entrance hall with space for coats and shoes and doors to all rooms. To the left, the family bathroom is smartly finished and features a bath with overhead shower, basin with storage, and WC.

Straight ahead and slightly to the left is the main bedroom, a comfortable double with space for wardrobes. Directly in front of the entrance hall sits bedroom two, ideal as a guest room, nursery, or home office.

To the right, the hallway leads into a bright open-plan lounge/kitchen. This sociable space is perfect for everyday living and entertaining, with defined areas for seating and dining. The contemporary kitchen is fitted with a range of cabinets and integrated appliances, while the living area enjoys ample natural light.

Outside, the property benefits from an allocated parking space within a secure, gated private car park. Further practical features include the video entry system and lift access, enhancing convenience and peace of mind. A well-located, move-in-ready home offering style, security, and easy access living.

Location - Eleanor House is surrounded by everything a home owner needs in a new home. With Waltham Cross shopping centre being a short walk away there is a wide range of shops to choose from in the town centre and in the Pavillion Shopping Centre ranging from local high street shops, popular restaurants, supermarkets, banks, cafes any many more high street shops and business, a new owner would struggle to find a better situated property for day to day life needs. With the property being in close to the town centre not only does it have local shops near by, you will also benefit from being walking distance to local gyms, Lea Valley Park and Lea Valley White Water Rafting Centre, local GP's and many other local amenities.

Travel Links - Eleanor House also offers fantastic commute links, with Waltham Cross Station being under a 5 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 use Theobalds Grove Station which is also just a 15 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 first time buyers and families, local schools may be an important criteria in your search which in addition the above that Eleanor House offers, you also have some of the areas most sought after and popular schools such as Four Swannes Primary School, Holdbrook Primary School and Nursery, The Lea Valley Academy, Oasis Academy Enfield, Downfield Primary School and many more all just a short drive or walk away.

Council Tax Band - C

Construction Type - Standard (Brick, Tile)

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

Lease - 113 Year Remaining

Service Charge - £2270 Per Annum (Appox)

Ground Rent - £300 Per Annum (Approx)

Lift Reserve Fund - £1140 (Approx) Per Annum until 2030

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 113

Annual Ground Rent Amount: £300.00

Annual Service Charge Amount: £2,014.00

Price: Starting Bid £180,000

Property Type: Flat

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

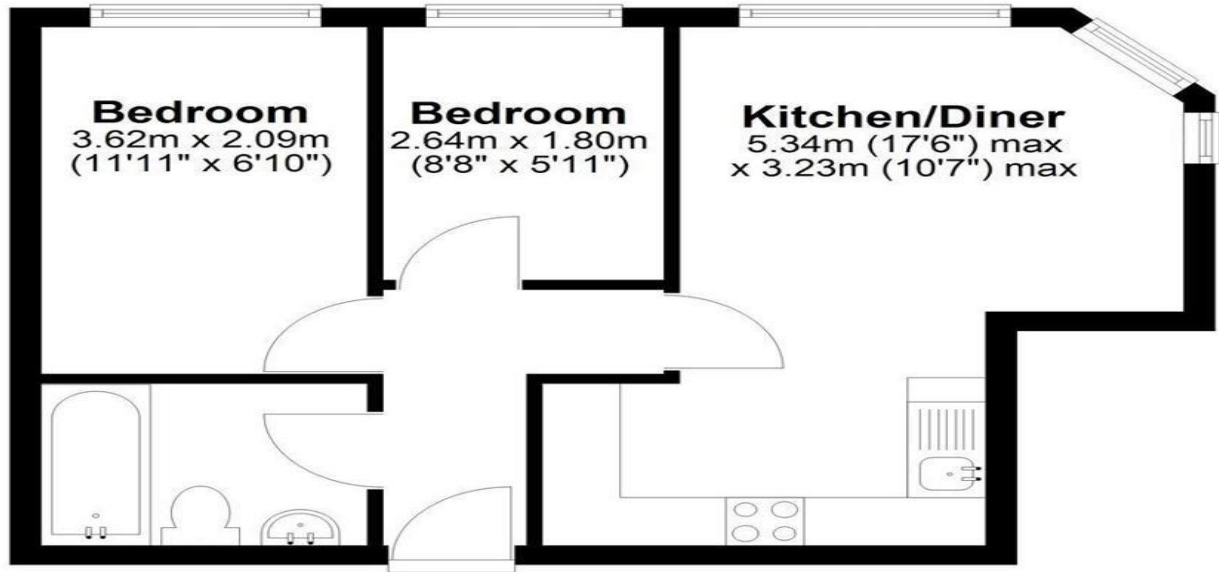
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

First Floor

Approx. 36.6 sq. metres (393.5 sq. feet)



Total area: approx. 36.6 sq. metres (393.5 sq. feet)

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.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	48
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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Contact your local branch today for more information on this property:

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