



1 bed flat to buy in EN8

Swanfield Road, Waltham Cross, EN8 7FG

£180,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Property features

- ✓ ONE BEDROOM APARTMENT
- ✓ THIRD FLOOR
- ✓ LEASEHOLD
- ✓ 988 YEAR LEASE REMAINING
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Community Scheme
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Kings Group are delighted to present this SPACIOUS ONE BEDROOM, THIRD FLOOR APARTMENT, BEING SOLD CHAIN FREE.

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.

Welcome to this well-presented one-bedroom third-floor apartment, ideally suited for first-time buyers, investors, or those seeking a low-maintenance home.

The property is accessed via a secure communal entrance, with both stair and lift access rising to the third floor. Upon entering the apartment, you are greeted by a welcoming entrance hall, which immediately offers a useful storage cupboard to the left—perfect for coats, cleaning equipment, or general household items. To the right is a neatly appointed family bathroom, fitted with a modern suite.

Continuing through, the apartment opens up to a bright and airy open-plan living space positioned to the left of the hallway. This versatile area combines a comfortable lounge, dining space, and a well-arranged kitchen, making it ideal for both everyday living and entertaining. Straight ahead from the entrance hall, you will find the generously sized bedroom, complete with built-in wardrobes providing ample storage while maintaining a clean and uncluttered feel.

Further benefits of the property include an impressive 988-year lease, offering long-term peace of mind, as well as an allocated parking space. Overall, this apartment combines practical layout, modern living, and excellent tenure, making it a fantastic opportunity in a convenient setting.

Location - Burlington House is surrounded by everything a home owner needs in a new home. Ranging from local high street shops, popular restaurants, Tesco Supermarket, banks, cafes any many more high street shops and business, in addition to local high street shops Burlington House is also very close to Waltham Cross Town Centre and Pavillion Shopping Centre offering an even wider variety of shops. Not only does it have local shops near by, you will also benefit from being within a close distance to Laura Trott Leisure Centre, Cheshunt Community Hospital, Lea Valley Park and Cheshunt Community Sports Park.

Travel Links - Burlington House also offers fantastic commute links, with Waltham Cross Station being under a 10 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 Theobalds Grove Station which is also just 5 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 a first time buyers, local schools may be an important criteria in your search which in addition to the above that Burlington House offers, you also have some of the areas most sought after and popular schools such as Four Swannes Primary School, Greenfield Nursery School, Holy Trinity Church of England Primary School, Goffs - Churchgate Academy and many more all within a shot walk or drive away.

Council Tax Band - B

Construction Type - Standard (Brick, Tile)

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

Lease - Approx 988 Years Remaining

Service Charge - £3000 Per Annum

Ground Rent - £300 Per Annum

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 988

Annual Ground Rent Amount: £300.00

Annual Service Charge Amount: £3,847.00

Price: Starting Bid £180,000

Property Type: Flat

Year built: 2016

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

Heating: Community Scheme

Electric: National Grid

Water: Direct mains water

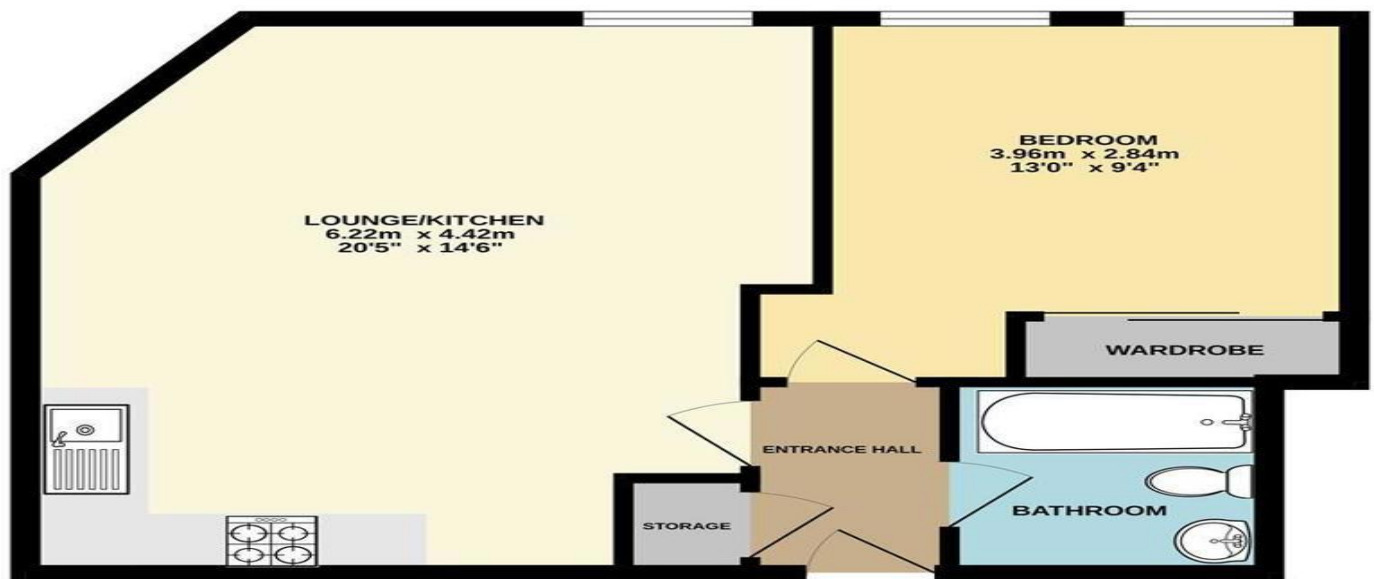
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

GROUND FLOOR
43.9 sq.m. (473 sq.ft.) approx.



TOTAL FLOOR AREA : 43.9 sq.m. (473 sq.ft.) 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.
Made with Metropix ©2006

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Swanfield Road, Waltham Cross, EN8 7FG

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

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,
london@pattinson.co.uk, www.pattinson.co.uk**

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.

