



## 1 bed apartment to buy in EN8

Trinity Lane, Waltham Cross,  
Hertfordshire, EN8 7EG

**£175,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ One Bedroom Flat
- ✓ Great Location
- ✓ No Chain
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

We are delighted to present this one-bedroom apartment in the highly sought-after area of Waltham Cross. Offering an impressive combination of stylish modern living within a space that exudes comfort and functionality.

This residential property for sale is tailored towards first-time buyers or investors seeking a captivating home in a well-connected location. Found on the doorstep of the city centre, all amenities are easily accessible, making life convenient.

As you enter this charming apartment, you are greeted by a spacious reception area that's bathed in natural light. It provides an excellent space for relaxing and entertaining guests. The open concept design has been carefully constructed to boost the flow of energy and light.

Further into the apartment, you will find a generous and elegantly decorated double bedroom where tranquillity is assured. Complete with fitted wardrobes, it offers an abundance of storage space.

The bathroom is beautifully appointed featuring a contemporary three-piece suite with chic fixtures and fittings.

The state-of-the-art kitchen is a real highlight, which is both sleek in design and fully-equipped with modern appliances. It offers ample worktop and cupboard space for those who love to cook.

This apartment is a rarity in the current market, offering an exceptional living space in the heart of Waltham Cross. With its excellent location, modern design, and appealing features, it presents an incredible investment opportunity.

Get in touch with us at Pattinson Estate Agents today to arrange a viewing. Experience firsthand what this lovely apartment has to offer. You wouldn't want to miss a chance to own a property in this magnificent location.

The tenant has been served notice.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 100

Price: Starting Bid £175,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Flat

Heating: Electric

Electric: National Grid

Water: Direct mains water


Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92-100) <b>A</b>                                  |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   | 75                         | 78  |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>2002/91/EC |  |

Trinity Lane, Waltham Cross, Hertfordshire, EN8 7EG

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

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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