



## High Street, Waltham Cross, EN8 0BE

A well presented, third floor ONE BEDROOM RETIREMENT FLAT with lift access to all floors. The property features a SPACIOUS LOUNGE, separate KITCHEN and appliances, DOUBLE BEDROOM with built-in wardrobes, bathroom and double glazing. Close to amenities.

### Key features

- 1 Bed Retirement Flat
- Chain-Free
- Third Floor
- Fitted Kitchen
- Well Presented
- Lift Access to All Floors
- Spacious Lounge
- Lease - 98 Years

### Property Information

Tenure

Leasehold

Council Tax

C

EPC Rating

TBC

Local Authority

Broxbourne Borough Council

Lease Length

98 Years

Annual Service Charge & Ground Rent

SC - £3,767.49

GR - £385



**Paul Wallace Estate Agents**  
Brookfield Centre  
Cheshunt  
Hertfordshire  
EN8 0NN

01992 781100

cheshunt@paulwallace.co.uk

www.paulwallace.co.uk

**Opening Times**

Mon - Fri	9 am to 6:30 pm
Sat	9 am to 5:30 pm
Sun	Closed
Bank Hols	Closed

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Registered Address: Unit 3 The Brookfield Centre, Cheshunt, Herts, EN8 0NN Company Registration Number: OC414280 | VAT Number: 276958046©2022 Paul Wallace Group LLP trading as Paul Wallace Estate Agents



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Agents note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck measurements.