

Lanes

ESTATE AGENTS

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31 Trinity House Trinity Lane, Waltham Cross, EN8 7EG

£250,000

Lanes are delighted to offer this spacious two bedroom apartment situated moments from Theobalds station and within easy reach of Waltham Cross, the Hertford road, A10 and M25. The property is on the third floor and benefits from lift access, large reception/dining room, separate kitchen, lots of storage, allocated parking for one car and some communal parking also making it a superb first time purchase or investment. The property is presented in excellent condition and has been well maintained by the current owners. Call today to book your viewing!!!



Door To

Hallway

Lounge/Diner

17' 2 x 12' 1 (5.18m 0.61m x 3.66m '0.30m)

Kitchen

11' 1 x 5' 4 (3.35m 0.30m x 1.52m 1.22m)

Bedroom

11' 2 x 11' 5 (3.35m 0.61m x 3.35m 1.52m)

Bedroom

11' 1 x 6' 10 (3.35m 0.30m x 1.83m 3.05m)

Bathroom

Exterior

Allocated parking for one car

Reference

CH6520/PL/PL/PL/06112024 - Cheshunt Estate Agent

Energy Efficiency Rating		
	Current	Potential
Very 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	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



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