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**3 Turnpike Court High Street, Waltham Cross, EN8 7AA**

**No Offers £185,000**

Lanes are pleased to present one bedroom first floor purpose built flat situated in Waltham Cross and is within walking distance to the shopping centre, rail station and bus depot. The accommodation comprises of inner hallway, lounge, bathroom and kitchen. The property also benefits from double glazing, electric heating, entry phone system, allocated parking and lift access.

Offered Chain free!



### Door To

### Hallway

### Lounge

18'9 x 14'9 to widest point and odd shape (5.72m x 4.50m to widest point and odd shape)

### Kitchen

8'11 x 7'10 (2.72m x 2.39m)

### Bedroom

18'0 x 11'4 to widest points as odd shape (5.49m x 3.45m to widest points as odd shape)

### Bathroom

### Exterior

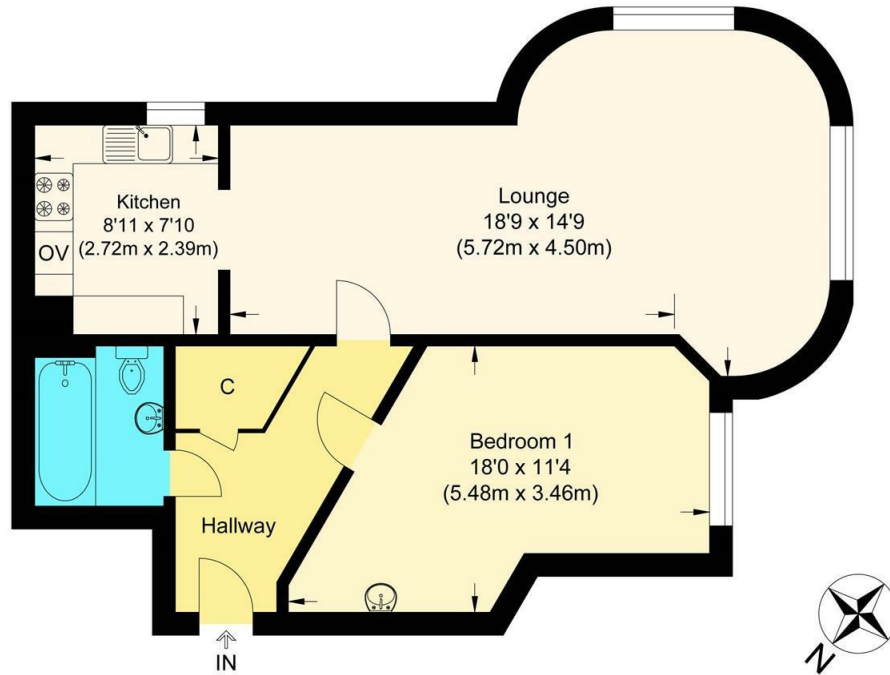
Allocated parking for one car

### Reference

CH6504/EB/PL/PL/04092024 - Cheshunt Estate Agent

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



## Turnpike Court, Waltham Cross, EN8 7AA

Approximate Gross Internal Floor Area : 58.0 sq m / 624.30 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

#### 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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