



1 Bowyer Court Eleanor Way, Waltham Cross, EN8 7XD

£200,000



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Welcome to Bowyer Court, this ground floor flat on Eleanor Way presents an excellent opportunity for both first-time buyers and investors alike. Comprising one well-proportioned bedroom, a comfortable lounge/diner, and a bathroom, this property offers a practical layout that is perfect for modern living.

While the flat is in need of some modernisation, it provides a blank canvas for you to create your ideal home. The potential to personalise the space allows for a unique touch that reflects your individual style.

Conveniently located, this property is just a short stroll from Waltham Cross Train Station, making it an ideal choice for commuters seeking easy access to central London and beyond. The surrounding area boasts a variety of local amenities, ensuring that all your daily needs are within reach.

Additionally, the flat will benefit from a long lease, providing peace of mind for future ownership. This property is a fantastic opportunity to invest in a growing area, with the potential for both capital appreciation and rental income.

In summary, this one-bedroom flat on Eleanor Way is a promising prospect for those looking to make their mark in Waltham Cross. With its prime location and the opportunity for personalisation, it is not to be missed.



Entrance Hall

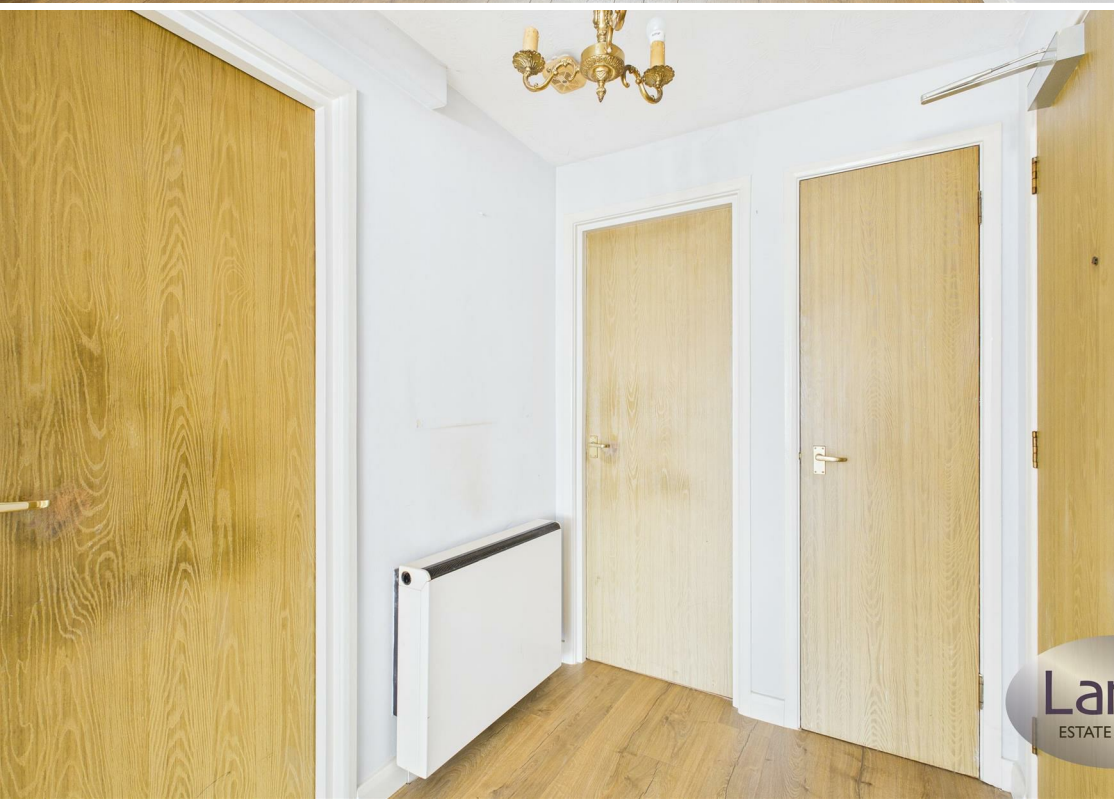
Lounge/Diner

Kitchen

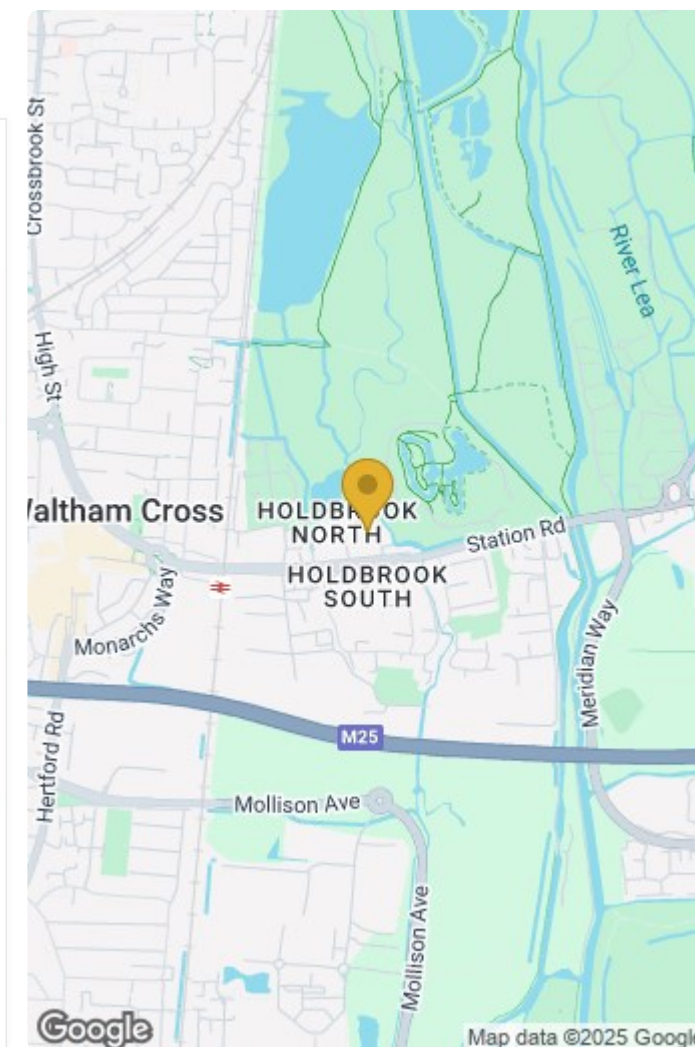
Bedroom

Bathroom

REFERENCE







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	

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	

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot 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.