

# Lanes

ESTATE AGENTS

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**26 Ronmarsh Place Lambton Avenue, Waltham Cross, EN8 8AS**

**£259,995**

A well-presented two-bedroom, two-bathroom flat on Lambton Avenue in Waltham Cross, suitable for first-time buyers or investors.

The property includes a comfortable reception room, two good-sized bedrooms, and two bathrooms. The layout is practical and makes good use of space and natural light.

Located close to the town centre, there is easy access to local shops, cafes, and amenities, as well as nearby train stations for commuting.

Further benefits include one allocated parking space, a long lease, and a chain-free sale.

Call Now!



**Entrance Hall**

**Lounge/Diner**

14'6" x 12'6" (4.42m x 3.81m)  
Open aspect to Kitchen

**Kitchen**

7'4" x 7'2" (2.24m x 2.18m)

**Bedroom**

11'2" x 11' (3.40m x 3.35m)

**En-Suite**

**Bedroom**

9'7" x 7'8" (2.92m x 2.34m)

**Bathroom**

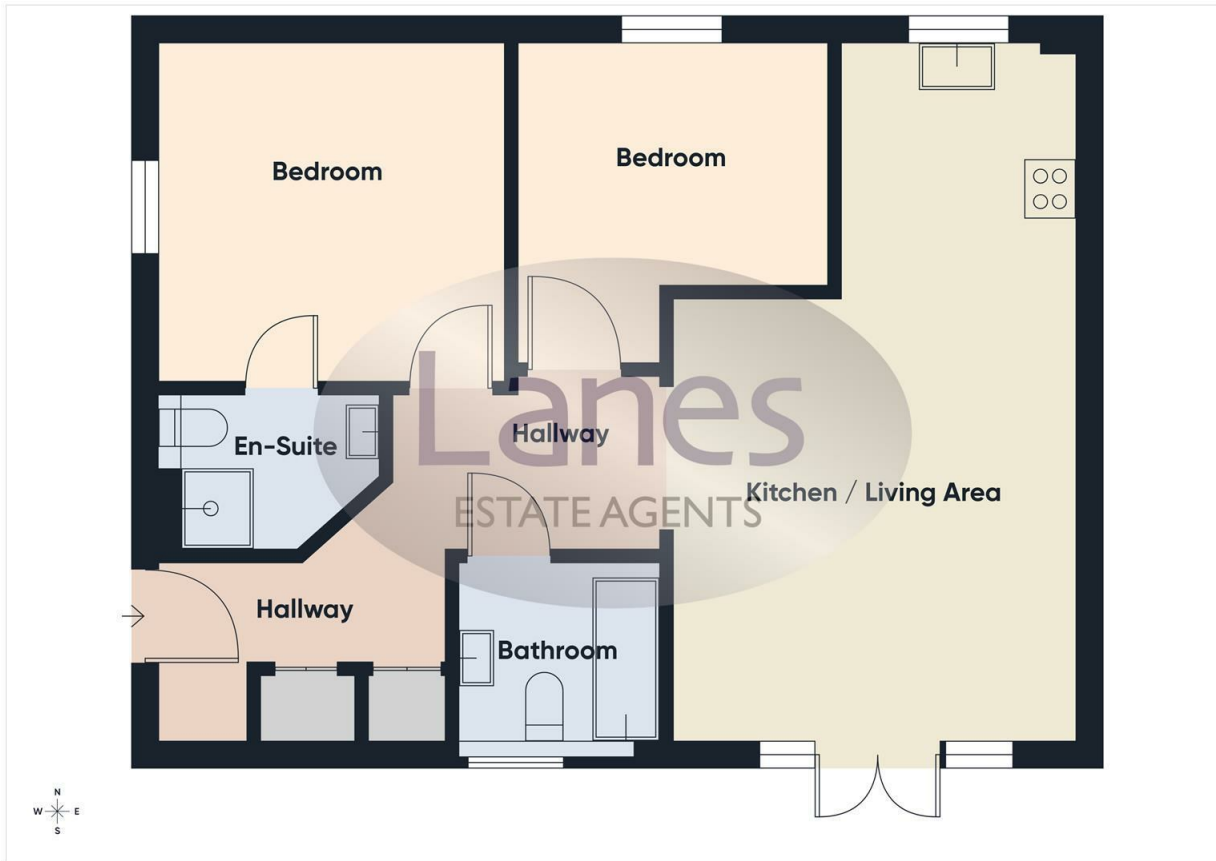
**Allocated Parking Space**

**REFERENCE**

CH6664 LANES WALTHAM CROSS ESTATE AGENTS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	82
(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	



**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.

