



Westgate Court, Waltham Cross,

EN8 8RZ

£220,000

Castles



## Westgate Court, Waltham Cross, EN8 8RZ

A spacious 1 bedroom ground floor purpose built flat located close to Waltham Cross town centre and BR station and close to local shops and bus routes. The property is in good decorative order and has direct access to well maintained communal gardens. Features include: security entryphone, allocated parking space, ground floor, spacious living room with patio doors to communal gardens, double glazing, fitted kitchen, chain free sale.

EPC Rating: D  
Current: 68 Potential: 78

Council Tax Band: B

As advised by seller :  
Terms of Lease:  
Expires 25/03/2114  
Approx 91 years remain  
Service Charge: £680 - 6 monthly  
Ground Rent: £100 P/A

£220,000 Leasehold

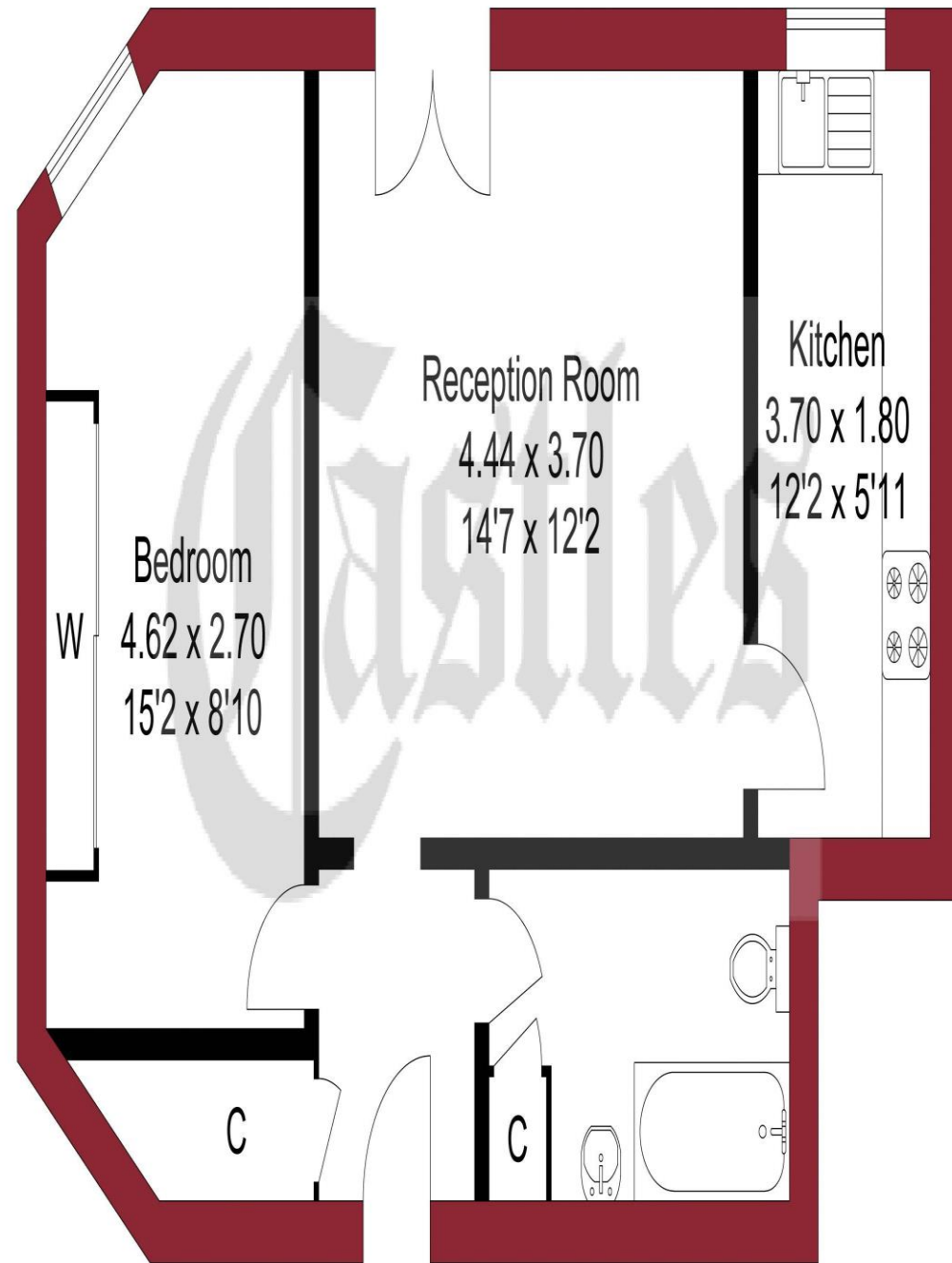
# Castles

020 8804 8000  
enfield@castles.london



## APPROXIMATE GROSS INTERNAL AREA

46.80 sqm / 503.75 sqft



THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE REPRESENTATIVE OF THE PROPERTY

## An overview of Enfield

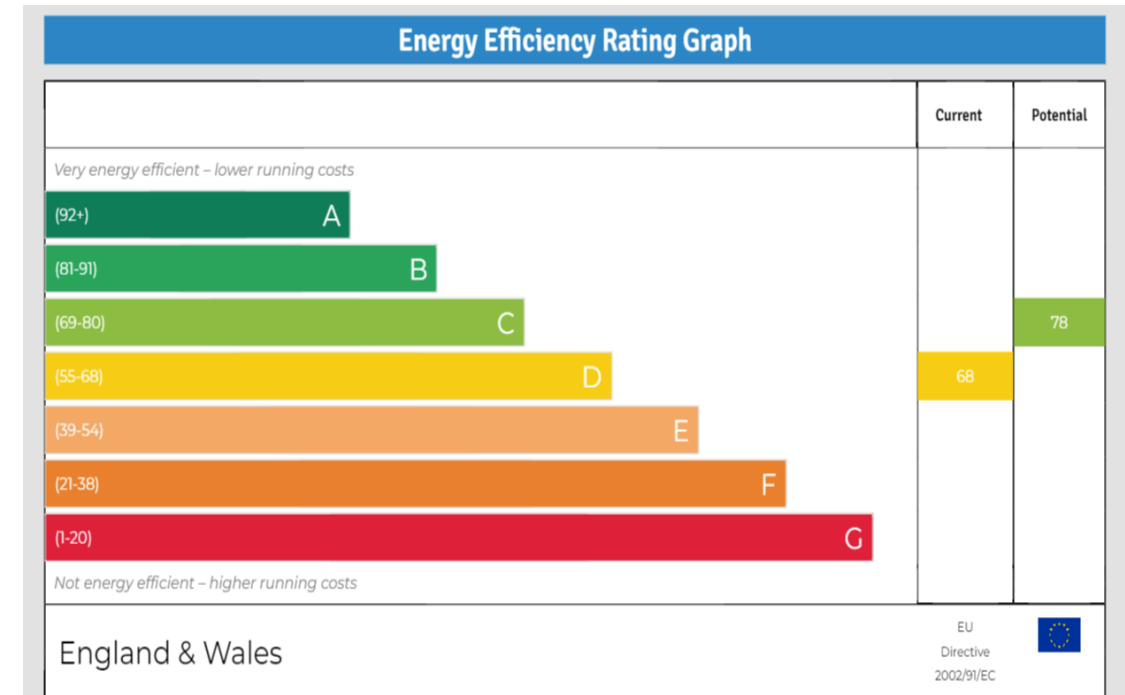
Enfield boasts a proud and distinguished history, home to several country houses and ancient monuments, the area also hosts a notable contingent of famous residents both past and present.

With affordable homes and a safe, green environment, Enfield attracts many buyers pleasantly surprised by the good value of property compared to some of the more pricey neighbouring boroughs.

On the lush, green perimeter of London, Enfield has excellent transport links with a quick and easy train journey into the City and West End.

There are a range of activities to keep residents busy in the borough with seven bustling shopping areas, 900 hectares of parks, three golf clubs, and numerous cinemas, theatres and museums. There is a diverse community residing in the area.

Notable for its range of great schools, vast green spaces and bustling retail centres, as well as good transport links to the rest of the city, Enfield is undoubtedly a thriving place to live and work and proves an excellent choice for first time buyers, families, young professionals and property investors alike."



243-245 Hertford Road  
Enfield, EN3 5JJ  
0208 804 8000  
enfield@castles.london  
www.castles.london

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