

## LEA VIEW EN9

Castles market this chain free two double bedroom ground floor riverside maisonette. Benefits from having its own private garden with direct access and views over a river to the rear, own front door, garage, ample communal off street parking and a long lease of 993 years. Comprising a modern kitchen, large reception area, bathroom and storage areas. Located close to town with its many amenities and Waltham Cross' train station.



**£315,000 Leasehold**

# Castles

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EN9 1DT



GROUND FLOOR  
773 sq.ft. (71.8 sq.m.) approx.

**Entrance :**

Access to rear garden, outside storage cupboard with tumble drier;  
Front door to porch to hall

**Hallway :**

Access to all rooms

**Reception: 17' 6" x 12' 0" (5.33m x 3.65m)**

**Kitchen: 14' 1" x 8' 9" (4.29m x 2.66m):**

longest point narrowing to 8' 5" (2.56m)

**Bedroom 1; 12' 7" x 11' 3" (3.83m x 3.43m):**

Fitted wardrobes, doors to garden

**Bedroom 2: 12' 1" x 11' 1" (3.68m x 3.38m):**

Fitted wardrobes; door to garden

**Bathroom 8' 0" x 6' 1" (2.44m x 1.85m):**

into alcove

**Separate wc: 5' 5" x 2' 8" (1.65m x 0.81m)**

**Rear Garden:**

Shed, access to front, gate to rear, river views

**Parking:**

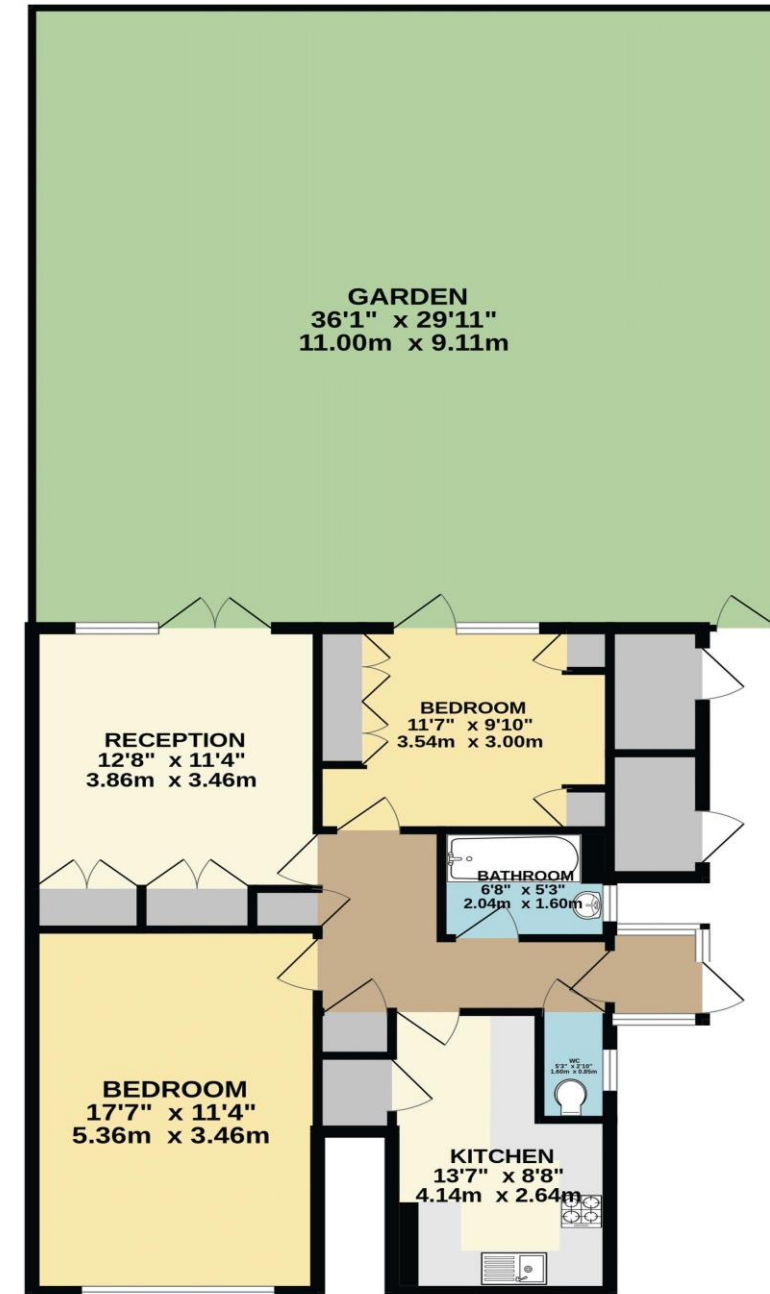
Garage + communal off street parking

**NB: SELLER ADVISES :**

Lease = 993 years

Service charge + Ground rent = £300 per 6 months

EPC: D



TOTAL FLOOR AREA : 773 sq.ft. (71.8 sq.m.) approx.

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