

Castles



ASKING PRICE

£235,000

Bullsmoor Way

Waltham Cross, EN8 8HS Leasehold

PROPERTY SUMMARY

Introducing this 2 double bedrooms, second floor purpose-built flat, ideally situated just off Bullsmoor Lane, offering convenient access to local shops, schools and a variety of amenities.

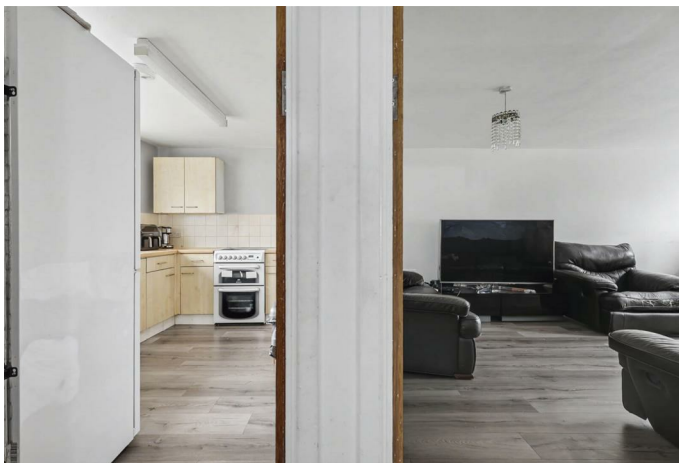
The property features a spacious living room with a Juliette balcony. Additional benefits include loft access, a valuable extra storage option not commonly found in flats, as well as gas central heating and double glazing throughout.

Externally, the property offers a communal parking area for residents, providing added convenience.

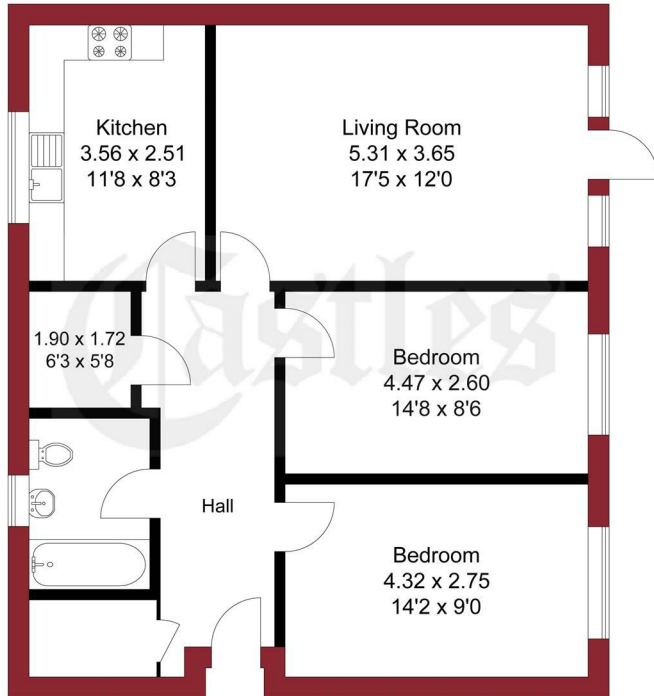
Being chain free, this flat presents an excellent opportunity for first-time buyers, downsizers or investors looking for a smooth and straightforward purchase.

Please note this is for Cash buyers only





APPROXIMATE GROSS INTERNAL AREA
73.50 sqm / 791.14 sqft



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

For a guide to the area please scan this code for more information



Flat Leasehold

Council: Enfield

Council Tax Band: B

Lease Remaining: Approximately 87 years remaining

Service Charge: £133.67 pcm

Ground Rent: £10 P/A approximately

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

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OFFICE DETAILS

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enfield@castles.london
<https://www.castles.london>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		79	79
(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			