



 2
Bedrooms

 2
Bathrooms



**CHAIN FREE | 2 Bedroom | Top Floor Apartment | OVER 100 YEAR
LEASE | En-Suite To Master Bedroom | Close to Transport | ALLOCATED
PARKING ...**

Gracechurch Property Services are delighted to market this beautifully presented TWO BEDROOM top floor Apartment for sale in a modern development of Waltham Cross EN8.

Gwendoline Court is located only a short walk to Waltham Cross BR Station, the Waltham Cross Bus Station, Lea Valley Park, the Pavilions Shopping Centre and all local Shops and Amenities.

Added benefits include an En-Suite to Master Bedroom, OVER 100 YEAR LEASE, a Juliet Balcony and an allocated parking space.

This property is offered CHAIN FREE and would make for a wonderful first home, whilst also suiting a growing family with close by schools, or as an investment purchase.

Other Information...

Parking Arrangements: Allocated Parking Space

Vendors position: Chain Free

Council Tax Band: B

Tenure: Leasehold 112 Years Remaining

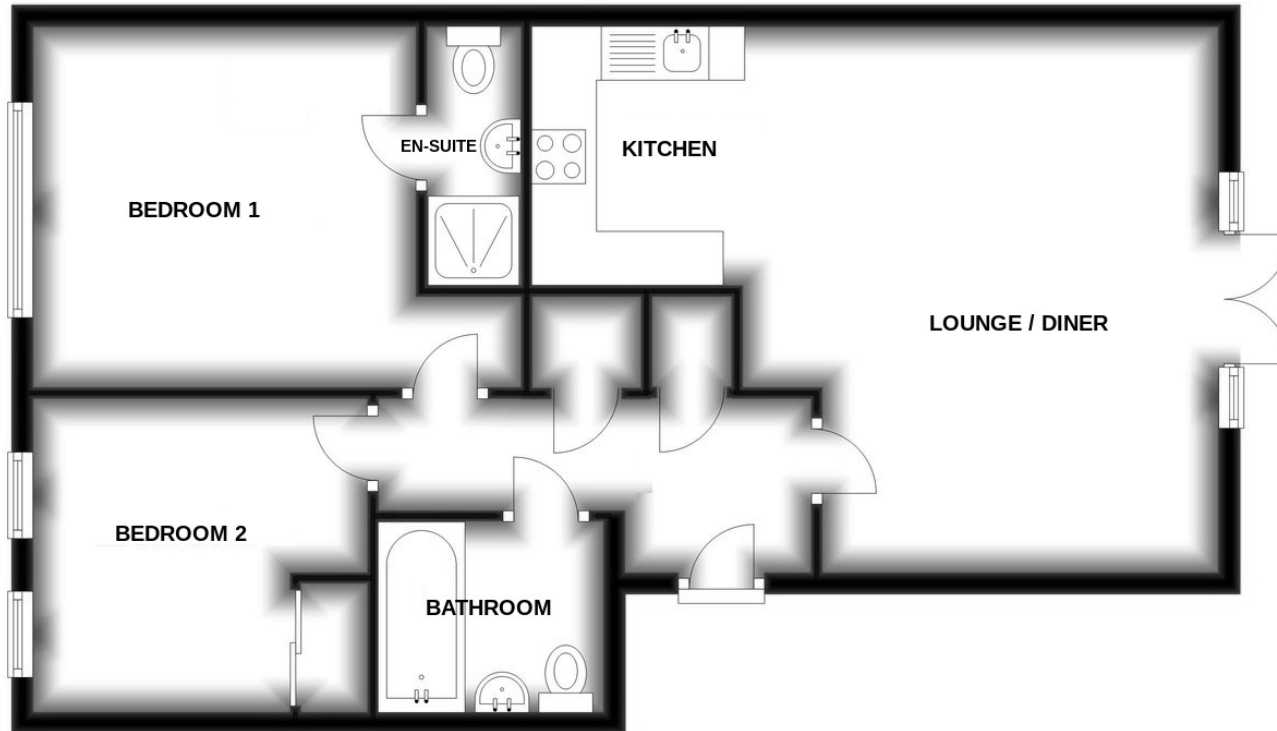
Windows: UPVC Double Glazed


Potential Rental Value: £1000 - £1100 PCM

Service Charge: £1044 Per Annum

Ground Rent: £175 Per Annum

GWENDOLINE COURT, EN9



| Energy Efficiency Rating | | |
|---|---------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | 57 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |

