



103, Trinity Lane | | Waltham Cross | EN8 7EW

Asking Price £325,000



Key features

- GROUND FLOOR PURPOSE BUILT FLAT
- TWO GOOD SIZED BEDROOMS
- MODERN OPEN PLAN LIVING-DINING-KITCHEN AREA
- THREE PIECE FAMILY BATHROOM SUITE
- EN-SUITE SHOWER ROOM TO PRIMARY BEDROOM
- OWN GARDEN AREA
- ONE DESIGNATED PARKING SPACE & ADDITIONAL PARKING FOR GUESTS
- LONG LEASE
- WITHIN EASY REACH OF GREEN SPACES
- CLOSE TO SCHOOLS, SHOPS, TRANSPORT & MOTORWAY LINKS

Description

James Hayward are delighted to offer this well presented, modern two-bedroom ground floor flat, located in Trinity Lane, Waltham Cross. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for a small family, first time purchase or professionals seeking a modern living space.

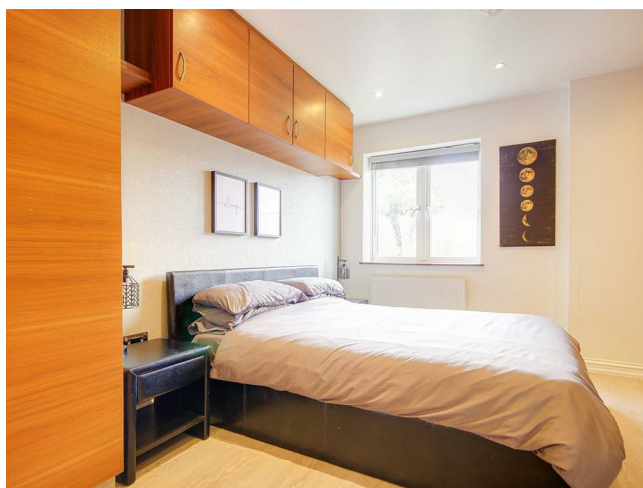
As you enter, you are greeted by an inviting open plan living-dining-kitchen area, which creates a warm and sociable atmosphere. This layout is perfect for entertaining guests or enjoying family meals. The modern fitted kitchen is well-equipped, providing ample space for culinary adventures.

The flat features two well-proportioned bedrooms, offering a peaceful retreat for rest and relaxation. There is a family bathroom and an ensuite shower room to the primary bedroom, providing convenience and privacy. Additionally, the property boasts a private garden area, perfect for enjoying the outdoors or hosting social gatherings.

For your convenience, there is parking available for one vehicle, along with communal parking options for guests. The property benefits from a long lease, providing peace of mind for future living.

Situated in a desirable location, this flat is close to local amenities and transport links (0.2 MILES TO THEOBALDS GROVE MAIN LINE STATION), making it easy to explore the surrounding area. Whether you are looking to buy as a home or rent out in the future this property presents an excellent opportunity to secure a lovely home in Waltham Cross. Do not miss the chance to make this delightful flat your own.

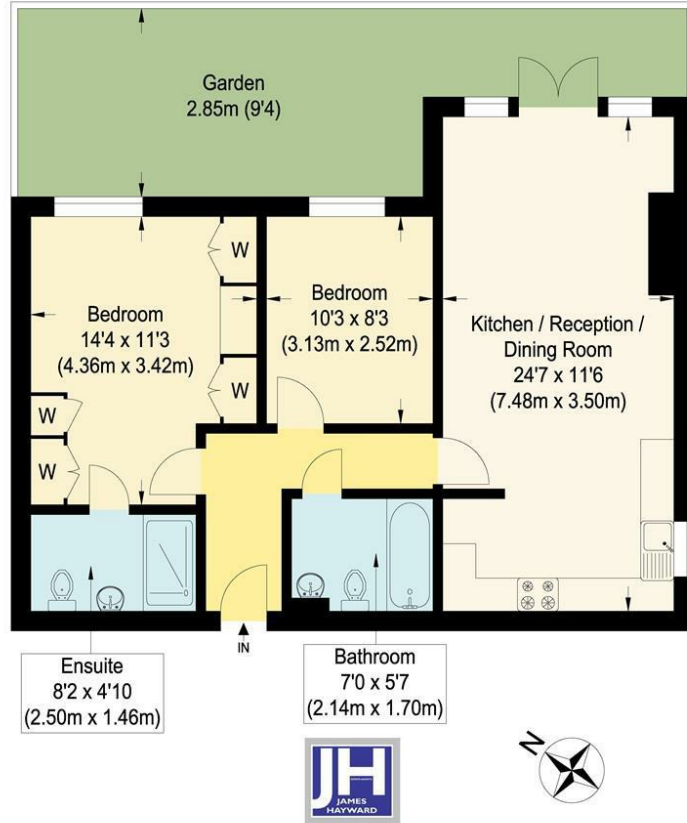
Directions



A well presented ground floor apartment with own garden and communal parking. The property offers two good sized bedrooms, open plan living-dining-kitchen space, a family bathroom and en-suite shower room to the primary bedroom. Shops, transport & motorway links are all close by. This property is located in a vibrant community and would be ideal for a small family, those looking for their first time purchase, downsizing, or investment. Long lease.



Floor plans



Hoppet Court, EN8

Approximate Gross Internal Floor Area : 63.40 sq m / 682.43 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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	



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