



## 2 bed apartment to buy in EN7

Valley View, Goffs Oak, Waltham Cross,  
Hertfordshire, EN7 5HL

**£170,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ 2 Bedroom apartment
- ✓ Vacant
- ✓ Great Location
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

We are delighted to present this captivating two-bedroom apartment situated in the peaceful community of Goffs Oak, Waltham Cross. This residential sale is an exceptional opportunity to acquire a contemporary home that blends style, comfort, and convenience.

Upon entering the property, you are welcomed into a sophisticated reception area perfect for entertaining or spending leisurely evenings. This open-plan living space radiates warmth and energy, further enhanced by the ample daylight streaming in through large windows.

Stepping into the two bedrooms, all fitted with plenty of storage spaces, you will appreciate the strategic use of space, delivering functionality without sacrificing aesthetics. The rooms are carpeted, adding an intimate, cosy feel to each personal haven.

The apartment includes a neat and well-arranged bathroom equipped with modern fixtures and an optimised layout for effortless accessibility. The property is serviced with central heating and is double glazed throughout, guaranteeing energy efficiency whilst maintaining a comfortable living environment all year round.

Situated in a desirable location, this property places everyday amenities such as shops, parks, and transport links easily within reach. Goffs Oak, being a tranquil spot in Waltham Cross, offers the perk of suburban living yet still provides easy access to London for work or leisure.

In summary, this apartment seamlessly combines modern living with a welcoming feel, making for a truly enchanting residence in Goffs Oak. This property is ideal for singles, couples, or small families looking for a home that offers not just comfort, but also a lifestyle of convenience and ease. Take this chance and contact Pattinson Estate Agents for viewing while it's still available.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 108

Ground Rent Review Period: Included within the Service Charge

Annual Service Charge Amount: £1,380.00

Price: Starting Bid £170,000

Property Type: Apartment

Parking: Communal

Construction materials: Brick and block

Roofing type: Flat

Heating: Gas

Electric: National Grid

Water: Direct mains water

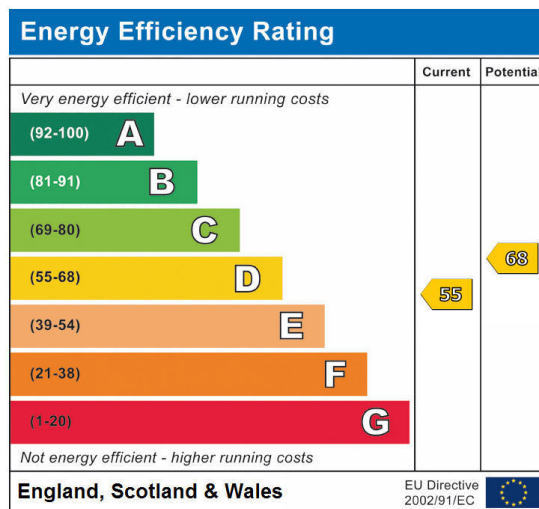
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



Valley View, Goffs Oak, Waltham Cross, Hertfordshire, EN7 5HL

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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