

# Merville Place

**WALTHAM CROSS**

Quality **2 & 3 bedroom** homes for Shared Ownership

A development by





## About Merville Place

Situated in Waltham Cross, Merville Place is the perfect opportunity for you to get on the property ladder in the Borough of Broxbourne.

We have a variety of 2 and 3-bedroom houses and 2-bedroom apartments all available for shared ownership.

Merville Place set on Park Lane is only a 1-minute walk away from Waltham Cross town centre and the popular Pavillion shopping centre that hosts a range of shops and cafes. The development has great transport links, with Waltham Cross bus station a 5-minute walk away and Waltham Cross train station an 11-minute walk away (which can get you to London Liverpool Street in under 30 minutes).

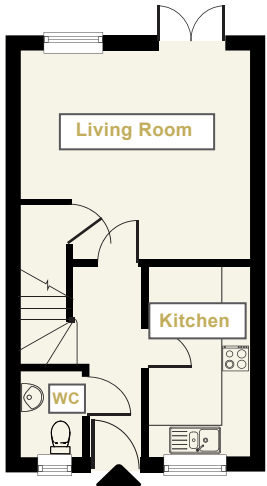
The development is also only a 4-minute drive away from St. Marys Church of England High School and Sixth Form. The school is well recognised in the local community for its high-quality provision and outstanding inclusion agenda. St Mary's has been judged as a 'Good' school by Ofsted.



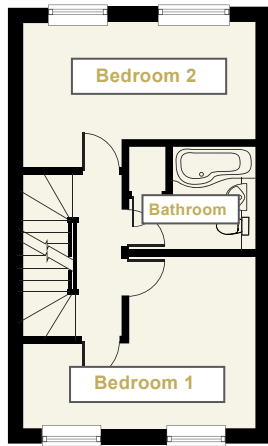




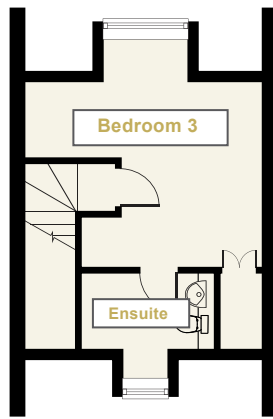
# The Development



Ground floor



First floor

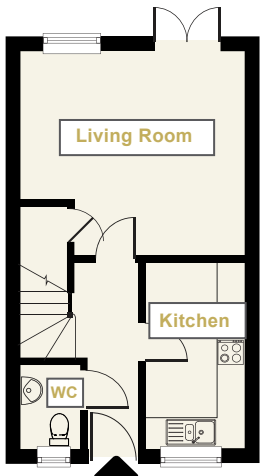


Second floor

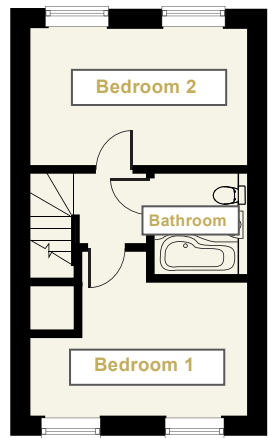
## Plots 1 & 2

3 bedroom townhouse

Living/Dining	4900mm x 4389mm
Kitchen	4018mm x 2114mm
Bedroom 1	5012mm x 3091mm
Bedroom 2	5012mm x 3624mm
Bedroom 3	4900mm x 3867mm (max)



Ground floor



First floor

## Plots 3 & 4

2 bedroom semi-detached

Living/Dining	4685mm x 4389mm
Kitchen	4018mm x 2114mm
Bedroom 1	4688mm x 3091mm
Bedroom 2	5012mm x 3624mm

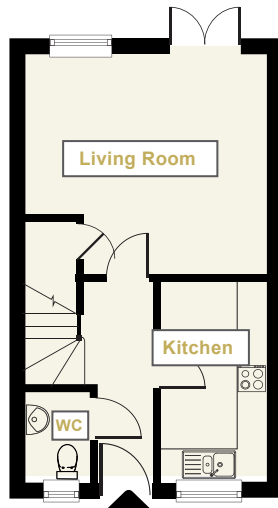




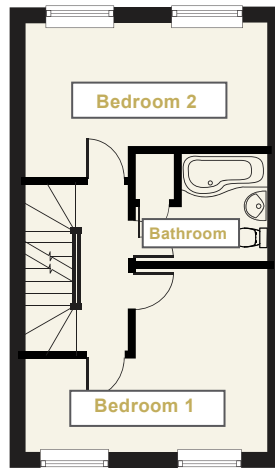
### Plots 5 to 8

3 bedroom townhouse

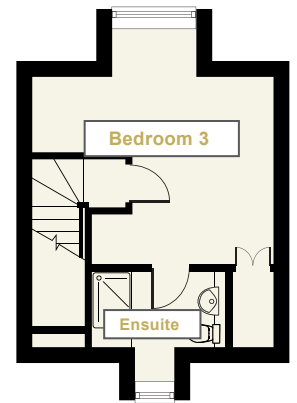
Living/Dining	4874mm x 4389mm
Kitchen	4018mm x 2113mm
Bedroom 1	4874mm x 3624mm
Bedroom 2	4874mm x 3091mm
Bedroom 3	3865mm x 4875mm (max)



Ground floor



First floor

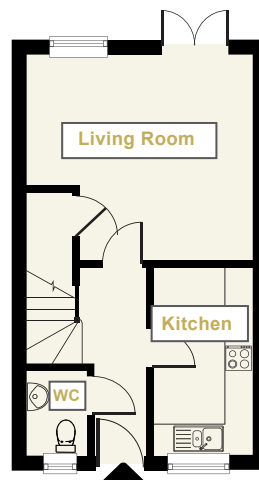


Second floor

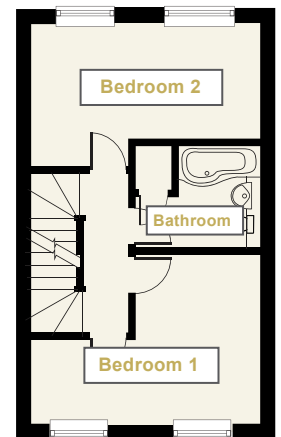
### Plots 9 & 10

2 bedroom semi-detached

Living/Dining	4874mm x 4389mm
Kitchen	4018mm x 2113mm
Bedroom 1	4641mm x 3091mm
Bedroom 2	4641mm (max) x 3006mm



Ground floor

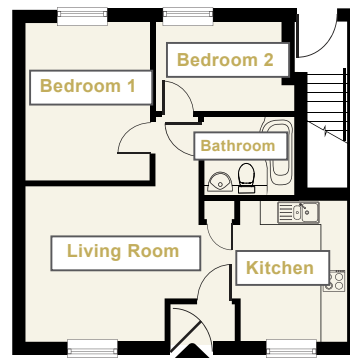


First floor

### Plot 11

2 bedroom apartment

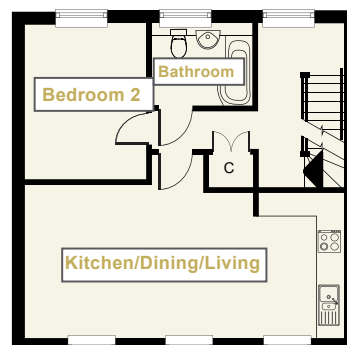
Living Room	5042mm x 3818mm
Kitchen/Dining	3464mm x 2636mm
Bedroom 1	3818mm x 3037mm
Bedroom 2	3153mm x 2184mm



### Plot 12

2 bedroom maisonette

Kitchen/Dining/ Living	7806mm x 4517mm
Bedroom 1	4795mm x 3821mm
Bedroom 2	3818mm x 3035mm





## Specifications

Each property benefits with the following specification:

### Kitchen

- Modern gloss kitchen
- Worktops with matching upstands
- Integrated dishwasher
- Integrated washing machine
- Integrated fridge freezer
- Integrated oven
- Integrated hob (gas)
- Extractor hood
- Recessed down lights

### Bathroom

- Vinyl flooring
- Contemporary sanitary ware in white
- Chrome fittings
- Shower over bath
- Glass shower screen
- Chrome heated towel rail
- Shaver point
- Ceramic tiling
- Recessed down lights
- Ensuite bathroom with shower to 3-bedroom properties

### Heating

- Gas central heating
- Thermostatic controls

### Security

- Mains operated smoke detector
- Multi point locking doors

### Entertainment

- Television outlet points  
Freeview and terrestrial (living room)
- Television outlet points - Freeview and terrestrial (master bedroom)
- Provision for SKYQ and cable television (subject to a subscription)
- Telephone outlet points

### General

- Carpets to stairs and bedrooms
- Vinyl plank flooring to ground floor
- UPVC double glazed windows
- Mains operated Doorbell
- Recessed down lighting to Living room

### Outside Area

- Garden shed
- Turfed rear garden
- Landscaped front garden
- External water tap
- External lighting
- Patio

### Parking

- Allocated parking

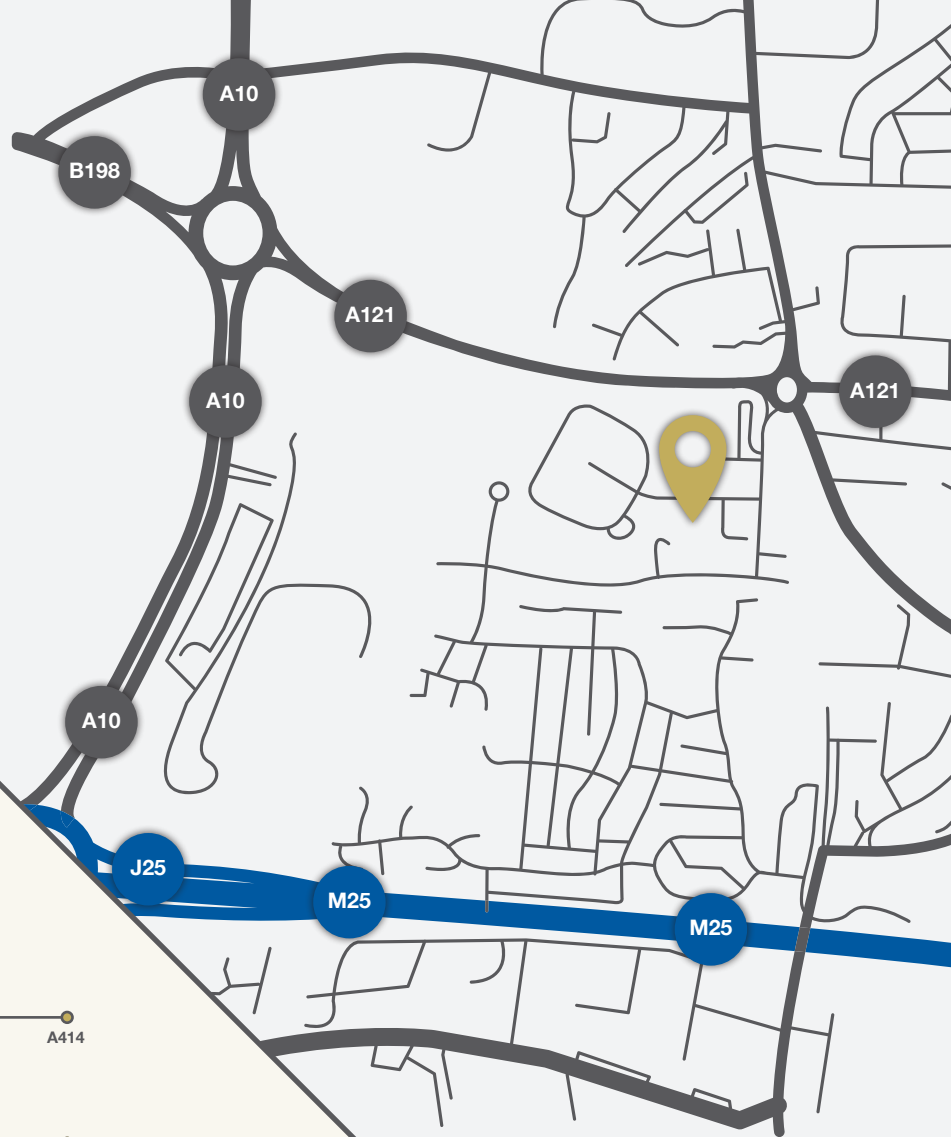


## Location

Sat Nav: **EN8 7NS**

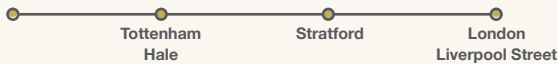
### Merville Place

Waltham Cross  
Hertfordshire



## Well Connected

Transport Connections



# Merville Place

WALTHAM CROSS

For more information:

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