



Shepherds

Property Sales & Lettings

Foundry Gate | Waltham Cross | EN8 7HR | £285,000





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CHAIN FREE ! Shepherds are pleased to offer this lovely two-bedroom flat, tucked away in a small block of just eight. The main living space is open-plan, with the kitchen, dining, and lounge all flowing together. There's also a Juliet balcony, which brings in lots of natural light. Both bedrooms are doubles, and the bathroom has a full four-piece suite, which includes a separate shower and bath. The flat has the added benefit of gas central heating and an allocated parking space. A short walk from the property, are shops, cafes, and plenty of other local amenities. Waltham Cross train station is ideally located nearby with great links for commute into London.

Lease Information
103 Years Remaining : Ground Rent £ 250 per Year, Maintenance Charge: £2,450 per year

All lease information has been provided verbally by the owner and will need to confirmed by your solicitor.

Services Connected
Mains Water & Sewage. Electricity.
Gas Connected

- Ideal For First Time Buyers Or Investors
 - Juliet Balcony
 - Allocated Parking Space
- Chain Free Sale
 - Gas Central Heating
 - Variety Of Amenities Just A Stone's Throw Away
- Small Block of Eight
 - Entry Phone System
 - Easy Commute To Waltham Cross Train Station



Entry Phone System	Bedroom Two
Communal Front Door	13'11 x 7'1
Communal Staircase	Four Piece Suite Bathroom
Front Door	10' x 7
Hallway	Storage Cupboard
Kitchen	Extremal
Lounge Diner	Allocated Parking space
25'8 x 13'10 (max)	Communal Bin Store
Bedroom One	
13'11 x 10'6	



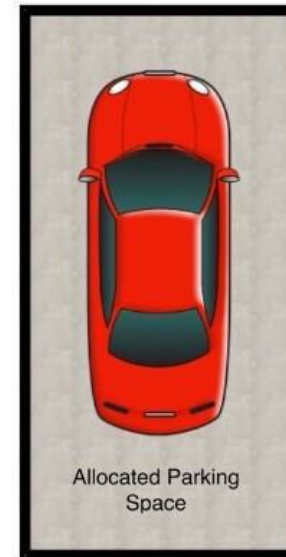
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Tenure :
Council:
Tax Band:

Leasehold
Broxbourne
C

Foundry Gate, Waltham Cross, EN8



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This floorplan is for guidance only and may not be accurate. Shepherds have added the floor coverings and furniture as a visual guide only and items shown will not be included. This floorplan is covered by the copyright act and must not be reused or edited without permission from Shepherds Estate Agents LTD.



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