



Trinity Lane, Waltham Cross EN8 7EW

Per Calendar Month £1,250 Per Calendar Month

 **TARGET**
RESIDENTIAL SALES & LETTINGS

****MORE PHOTOS SOON****

Target Estates is delighted to present this contemporary one-bedroom first-floor apartment, now available to let. This well-appointed residence offers a comfortable and modern living space, ideally suited for professionals or couples. The apartment features a spacious open-plan lounge and dining area, complemented by a modern fitted kitchen. Additional benefits include double glazing throughout, efficient gas central heating, and an allocated parking space located to the rear of the property for added convenience. The apartment is superbly located within close proximity to Theobalds Grove Station, offering direct rail services to central London — perfect for commuters seeking easy access to the city.

Accommodation comprises:

Entrance Hall – Welcoming entry with access to all rooms.

Lounge / Diner – 4.62m x 2.82m (15'2" x 9'3")

A bright and airy open-plan reception room with space for both living and dining areas.

Kitchen – 2.82m x 2.01m (9'3" x 6'7")

Fitted with a range of modern wall and base units, work surfaces, integrated oven and hob, and space for appliances.

Bedroom – 3.58m x 2.91m (11'9" x 9'7")

Generously sized double bedroom with space for wardrobes and storage.

Bathroom –

Fully tiled and equipped with a modern white suite including a panel-enclosed bath with shower over, wash basin, and low-level WC.

Exterior –

Allocated off-street parking to the rear of the property.

This property combines comfort, style, and convenience in an excellent location. Early viewing is highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	77	
England & Wales		EU Directive 2002/91/EC

How to Make an Offer

To submit an offer, please email theo@targetproperty.co.uk with the following details (We reserve the right to request further info if required by law).

Offer Amount (£) – Confirm the amount you wish to offer.

Buyer Type – Confirm whether you are purchasing in your personal name/s or through a company and provide full details

Mortgage Agreement – Provide your Agreement in Principle or Mortgage Offer. If you need a mortgage broker, we can recommend one at no charge.

Deposit Confirmation – Submit the last three months' bank statements showing the full deposit amount, whether in one or multiple accounts. We reserve the right to request further in if required.

Identification – Include your full name as listed on a valid photographic ID (passport, driving license, or other official document).

Proof of Address – Supply a document verifying your current address.

Solicitor Details – Provide your solicitor's full details, including name, firm address, direct contact number, and email. If you need a solicitor, we can recommend one at no charge.

Mortgage Broker Details – Submit your mortgage broker's full details, including name, firm address, direct contact number, and email. If you need a mortgage broker, we can recommend one at no charge.

AML & Identity Checks – Confirm when Lifetime Legal can contact you to process a £75.00 payment and complete electronic identity and Anti-Money Laundering (AML) checks.

For any further inquiries, please reach out to the provided email.

What Are ID & Anti Money Laundering Checks

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Proof of Funds

An estate agent may ask for proof of funds at two different stages and for two different reasons. If an estate agent asks for proof of funds before you put an offer in, it may be because they want to make sure you have a genuine interest in the property to avoid any disappointment for the seller. However, you don't have to provide proof of funds before putting an offer in.

Source of Funds (SOF)

(SOF) is the process of verifying the origin of a customer's money for a specific transaction. The goal is to ensure that the funds are not from illegal



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