



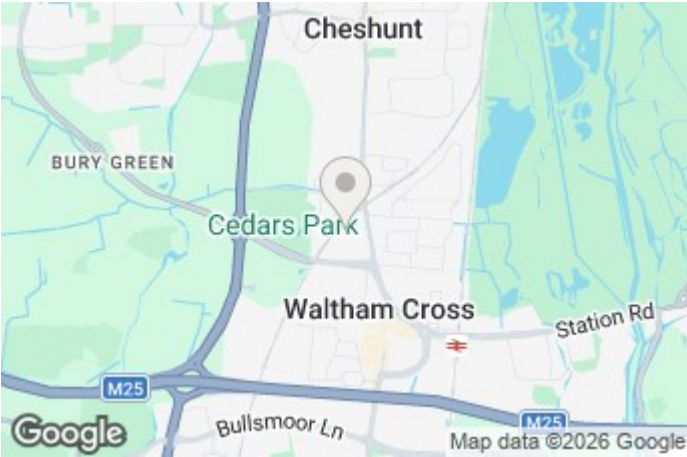
## 14 Churchbury House High Street, Waltham Cross, EN8 7BG

- AVAILABLE NOW WITH LANES LETTINGS!
- ONE ALLOCATED PARKING SPACE
- GREAT LOCATION
- NEWLY DECORATED THROUGHOUT

AVAILABLE NOW! Lanes Lettings are pleased to offer this newly redecorated TOP FLOOR, TWO DOUBLE BEDROOM apartment, ideally situated in Waltham Cross, just a stone's throw from Theobalds Grove Station.

The property enjoys a convenient location within easy reach of Waltham Cross town centre, offering a wide range of shops, cafés, restaurants, and everyday amenities. Cedars Park is also just around the corner, providing beautiful open green space, woodland walks, and a peaceful setting to enjoy throughout the year. Excellent transport links are also close by, including Waltham Cross Train Station, Waltham Cross Bus Station, and easy access to the A10 and M25 road networks.

### £1,650 Per Month



| 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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

