



Castles

OFFERS IN EXCESS OF

£290,000

Foundry Gate

Waltham Cross, EN8 7HR Leasehold

PROPERTY SUMMARY

A well presented and larger than average 2 bedroom ground floor modern purpose built flat located conveniently for Waltham Cross Train Station and Town Centre and close to local schools. The property has the added benefit of its own section of garden and a viewing is highly recommended.

Features include:-

Allocated parking space,

Double glazing,

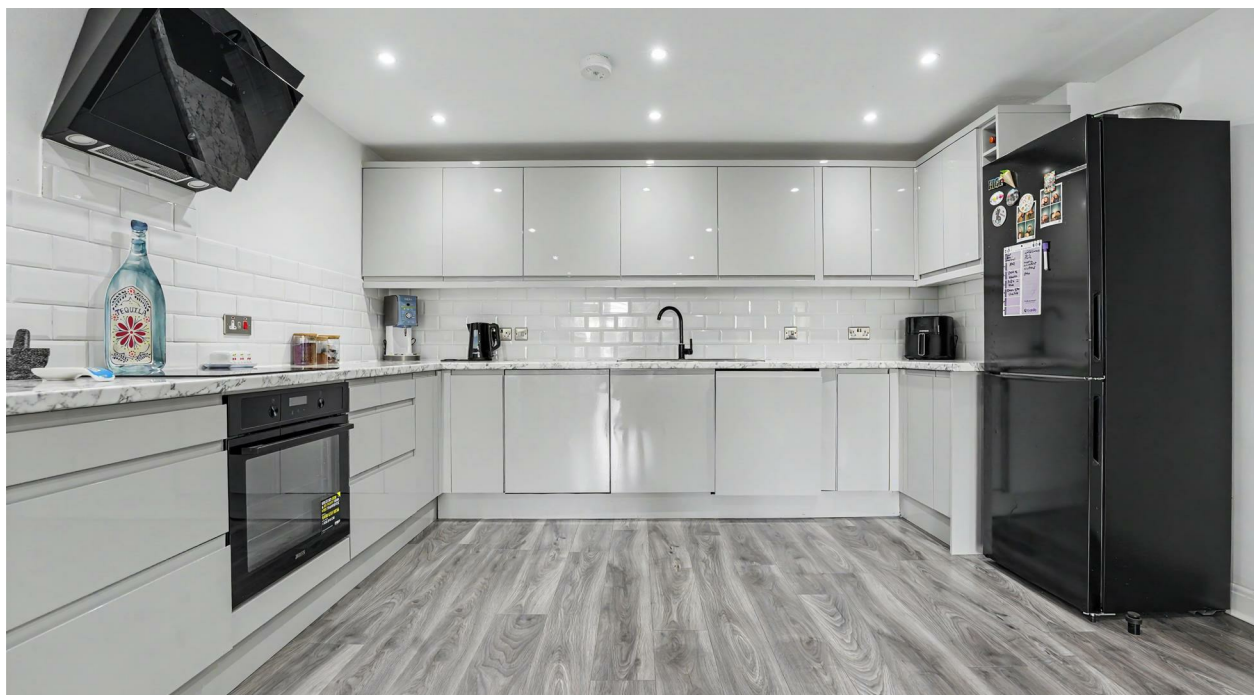
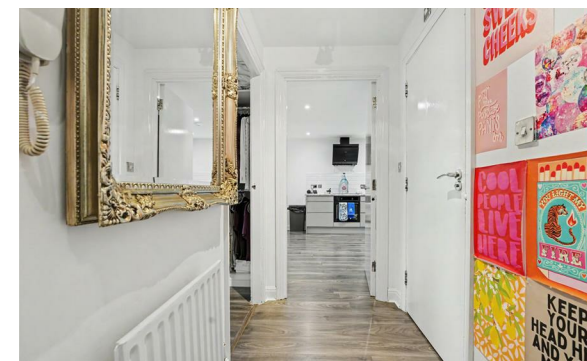
Gas central heating,

Open plan living room with modern kitchen and patio doors leading directly to own garden,

Modern shower room,

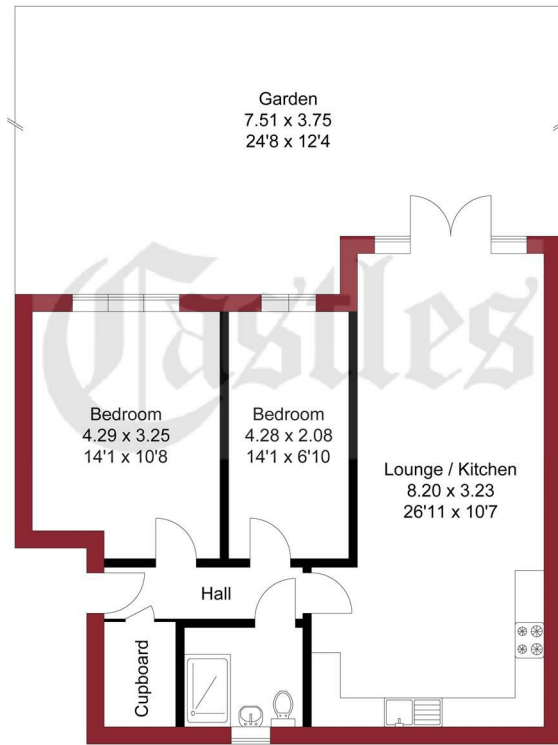
Over 100 years lease,

Chain free sale.





APPROXIMATE GROSS INTERNAL AREA
62.76 sqm / 675.54 sqft



GROUND FLOOR

THIS PLAN IS FOR ILLUSTRATION ONLY AND MAY NOT BE
REPRESENTATIVE OF THE PROPERTY



Flat Leasehold

Council: Broxbourne

Council Tax Band: C

Lease Remaining: Expires 2128. 102 years remaining

Service Charge: £2,200 P/A

Ground Rent: £250 P/A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

243 - 245 Hertford Road
Enfield
London
EN3 5JJ

OFFICE DETAILS

0208 804 8000
enfield@castles.london
<https://www.castles.london>

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(12-14) A			
(15-17) B			
(18-20) C			
(21-23) D			
(24-26) E			
(27-29) F			
(30-35) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			