



Foundry Gate, EN8 7HR  
Waltham Cross





kings  
GROUP

# Foundry Gate, EN8 7HR

Kings Group are delighted to present this CHAIN FREE, ONE BEDROOM THIRD FLOOR APARTMENT BEING SOLD WITH A 102 YEAR LEASE !!

\*\*GUIDE PRICE £200,000 - £210,000\*\*

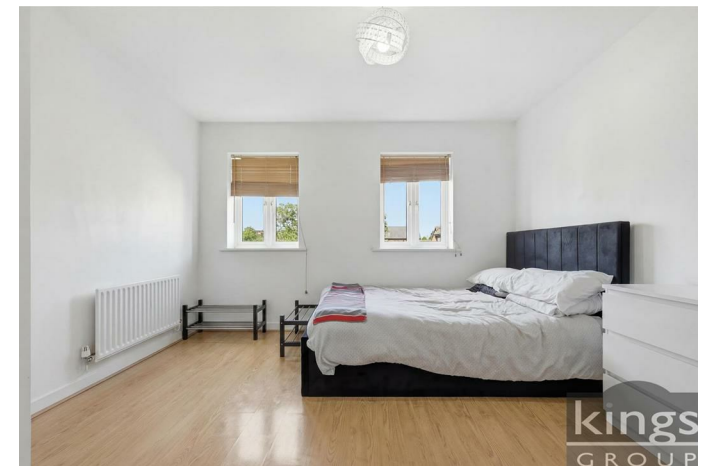
Welcome to this well maintained and presented one-bedroom third-floor flat, perfectly suited for modern living. As you step inside, you're greeted by a welcoming entrance hall which leads you into the heart of the home. Straight down the hallway is the spacious open-plan living area, flooded with natural light and offering ample space for both relaxing and entertaining. The room effortlessly combines lounge and dining zones, creating a versatile and sociable layout. The kitchen is included in the living space, boasting plenty of storage, modern appliances, and worktop space—ideal for everything from daily meals to weekend hosting.

The property's bedroom is a well-proportioned double sized room, offering a peaceful retreat with plenty of space for wardrobes and additional furnishings. The three-piece family bathroom completes the property.

Outside, you'll benefit from allocated parking, as well as additional visitors' parking, offering convenience for both residents and guests. With communal garden at both the front and rear for the property. With a lease of 102 years remaining, this attractive flat is ideal for first-time buyers, professionals, or investors seeking a move-in-ready property in a well-maintained development.

Internal viewings are highly recommended to book and appointment please get in touch.

## Guide Price £200,000



- ONE BEDROOM THIRD FLOOR APARTMENT
- CHAIN FREE
- LARGE BEDROOM
- ALLOCATED PARKING PLUS ADDITIONAL VISITOR PARKING
- CLOSE TO LOCAL SHOPS AND AMENITIES

- LEASEHOLD
- JULIET BALCONY
- 102 YEAR LEASE
- WALKING DISTANCE TO WALTHAM CROSS STATION
- SOUGHT AFTER LOCATION

### Location

Foundry Gate is surrounded by everything a home owner needs in a new home. With Waltham Cross shopping centre being a short walk away there is a wide range of shops to choose from in the town centre and in the Pavillion Shopping Centre ranging from local high street shops, popular restaurants, supermarkets, banks, cafes any many more high street shops and business, a new owner would struggle to find a better situated proeprty for day to day life needs. With the property being in close to the town centre not only does it have local shops near by, you will also benefit from being walking distance to local gyms, Lea Valley Park and Lea Valley White Water Rafting Centre, local GP's and many other local amenities.

### Travel Links

Foundry Gate also offers fantastic commute links, with Waltham Cross Station being under a 5 minute walk away there are regular services to London Liverpool Street via Tottenham Hale, in under 30 minutes and Greater Anglia Service trains to destinations like Cambridge, Stansted Airport, and Hertford East. Alternatively you can use Theobalds Grove Station which is also just a 15 minute walk away which serves the route between Liverpool Street and Cheshunt (via Seven Sisters). In addition to the public transport links the A10 and M25 are also accessible in under 5 minutes.

### Local Schools

With the property being ideal for first time buyers and families, local schools may be an important criteria in your search which in addition the above that Foundry Gate offers, you also have some of the areas most sought after and popular schools such as Four

Swannes Primary School, Holdbrook Primary School and Nursery, The Lea Valley Academy, Oasis Academy Enfield, Downfield Primary School and many more all just a short drive or walk away.

Council Tax Band - C

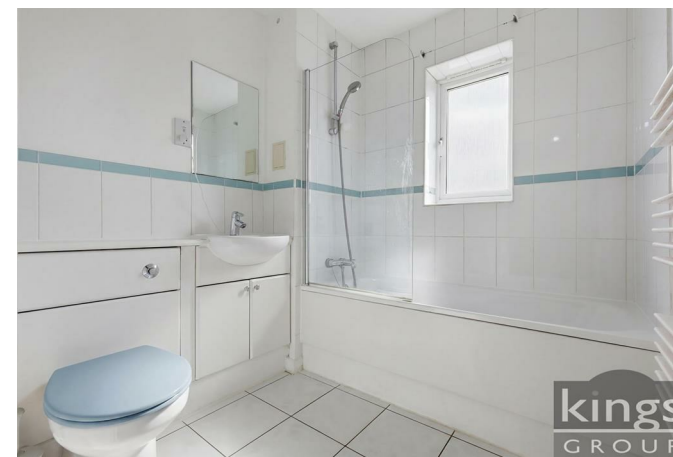
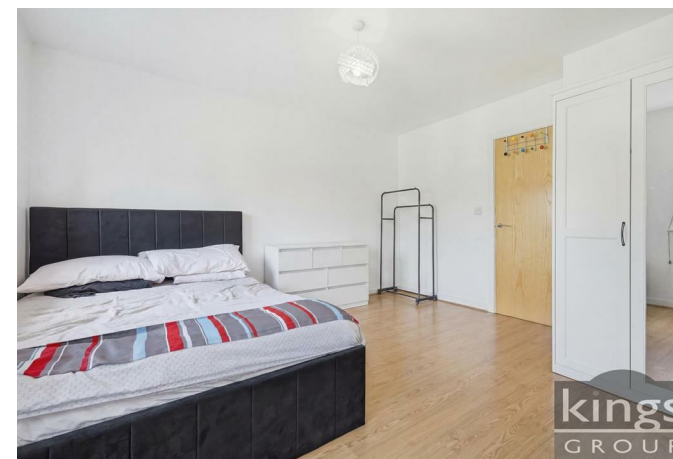
Construction Type - Standard (Brick, Tile)

Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low

Lease - 102 Year Remaining


Service Charge - £3000 Per Annum (Approx)

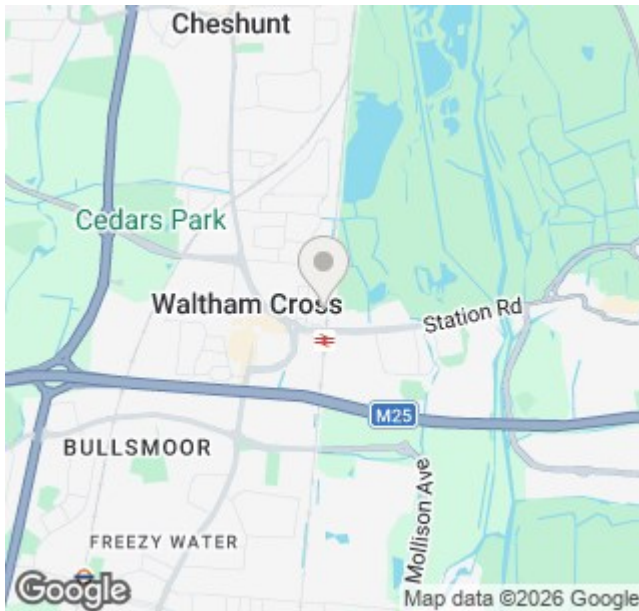
Ground Rent - £100 Per Annum (Approx)





## Energy Efficiency Rating

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



## Ground Floor

Approx. 43.4 sq. metres (467.5 sq. feet)  
(excluding Hallway)



Total area: approx. 43.4 sq. metres (467.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp. □

## Foundry Gate

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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