



Shepherds
Property Sales & Lettings



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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 be confirmed by your solicitor.

Services Connected

Mains Water & Sewage. Electricity.

Gas Connected

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



Entry Phone System

Communal Front Door

Communal Staircase

Front Door

Hallway

Kitchen

Lounge Diner
25'8 x 13'10 (max)

Bedroom One
13'11 x 10'6

Bedroom Two

13'11 x 7'1

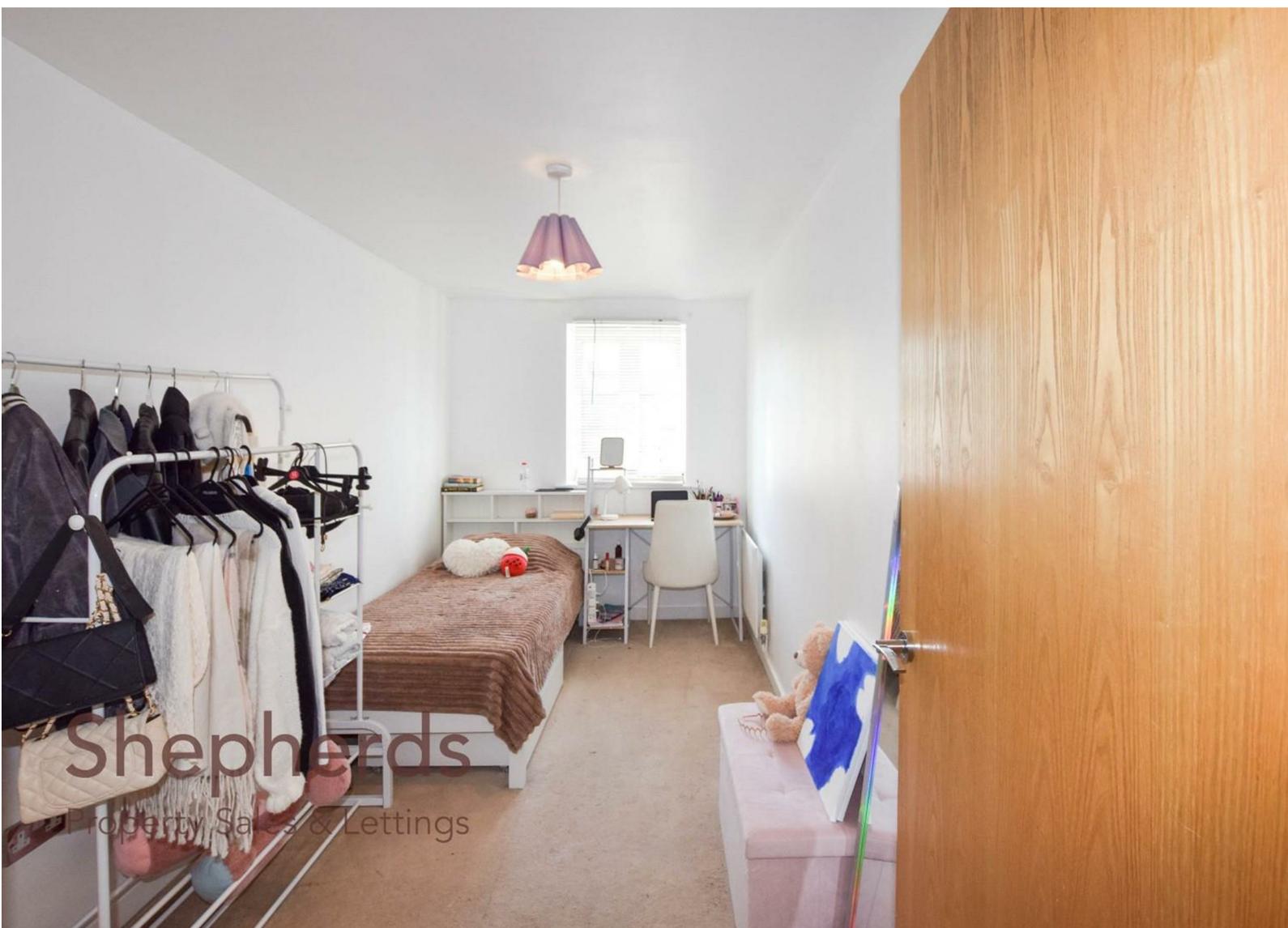
Four Piece Suite Bathroom
10' x 7

Storage Cupboard

Extremal

Allocated Parking space

Communal Bin Store

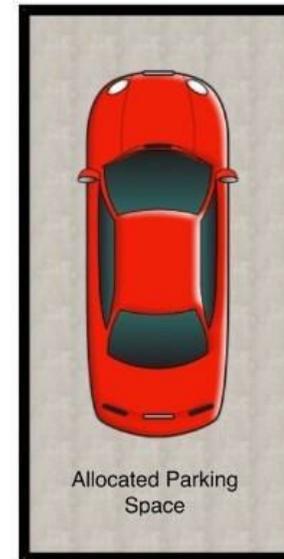


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Tenure : Leasehold
Council: Broxbourne
Tax Band: C

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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FINE & COUNTRY

