



Foundry Gate, Waltham Cross EN8 7HR

welcome to

Foundry Gate, Waltham Cross

William H Brown are delighted to offer for sale, this two bedroom purpose built apartment in Waltham Cross. Conveniently located on a highly regarded development in Waltham Cross, the property falls within easy reach of a wide range of amenities to include Waltham Cross mainline Station, Waltham Cr



Accommodation Comprises Of:

Entrance Hall

Radiator.

Lounge

17' 9" x 16' 5" (5.41m x 5.00m)

Double glazed window to front aspect, juliet balcony, laminate flooring, radiator.

Kitchen

8' 6" x 8' 2" (2.59m x 2.49m)

A range of wall and base units with complimenting worktops, integrated oven, hob, extractor fan, plumbing for washing machine, plumbing for tumble dryer, part tiled walls, tiled flooring, integrated fridge freezer.

Bedroom 1

12' x 11' 8" (3.66m x 3.56m)

Two double glazed windows to rear aspect, radiator.

Bedroom 2

14' 2" x 8' 6" (4.32m x 2.59m)

Double glazed window to rear aspect, storage cupboard, radiator.

Bathroom

Paneled bath, wc, wash hand basin, tiled flooring, tiled walls, radiator.

Exterior

Allocated parking.



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Foundry Gate, Waltham Cross

- Two bedrooms
- Parking
- Spacious throughout
- Popular location
- Close by is Waltham Cross

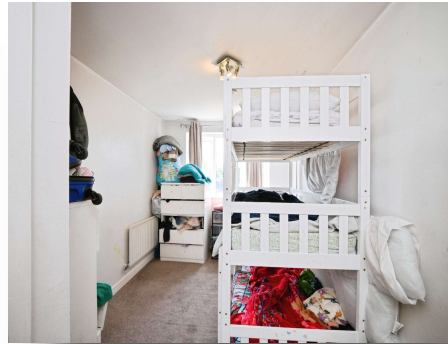
Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2200.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BRX109732 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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