

## Cranleigh Close, Waltham Cross, EN7 6HJ

Unique Estates are pleased to offer this spacious one bedroom first floor flat to let in a quite residential turning, the property is currently being fully redecorated throughout, benefits from double glazed windows, a fully fitted kitchen with appliances (washing machine, gas cooker, fridge), a 3 piece bathroom suite with power shower unit, bedroom with fitted wardrobe space, communal gardens and off street parking.



**£1,200 Per month**

**11 Onslow Parade, Hampden Square, Southgate, N14 5JN Telephone: 0208 804 5050**

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Our company is members of TPO (The property ombudsman service), DPS, OFT approved code and registered with ICO



The property Misdescriptions Act 1991

Unique Estates Property Services are not qualified surveyors and this report is a description of what items are in the property. Please note Unique Estates Property Services do not test appliances or any fixtures, fittings, effects or services. A buyer is advised to obtain verification from their solicitor/surveyor for the above. The agent has not had sight of the title documents and references to the tenure of the property are based on information supplied by the vendor and should be verified by the buyers solicitors. All room sizes have been measured using an electronic sonic tape device, the accuracy of which cannot be guaranteed. Items shown in the photographs are not included unless arranged through the vendor and buyers solicitors. You are advised to make your own checks before contemplating a purchase, especially if exact measurement is of particular importance to you.