

Foundry Gate, Waltham Cross, EN8 7HR



£1,400

One Bedroom Flat, Available Now.

Occupants will benefit from an open plan kitchen/lounge with integrated appliances and Juliette balcony, a three piece bathroom suite and double bedroom. Additional benefits include secure phone entry systems and parking.

Foundry Gate is situated in a very prime location, one of the benefits this property has to offer is that Waltham Cross station is just being 0.2 miles away and with Theobalds Grove Station being under 1 mile away. The property also benefits from having easy access to both the A10 and M25 with both roads being accessible in under 5 minutes making commuting to London and the surrounding areas very easy. Foundry Gate is also located near some of the most popular schools within the area such as St Josephs Primary (0.4 miles), Holy Trinity Primary School (0.8 miles), Lea Valley High School (1 mile) and many more just walking distance away. With the Pavilion Shopping Centre just being walking distance away.

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 property 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

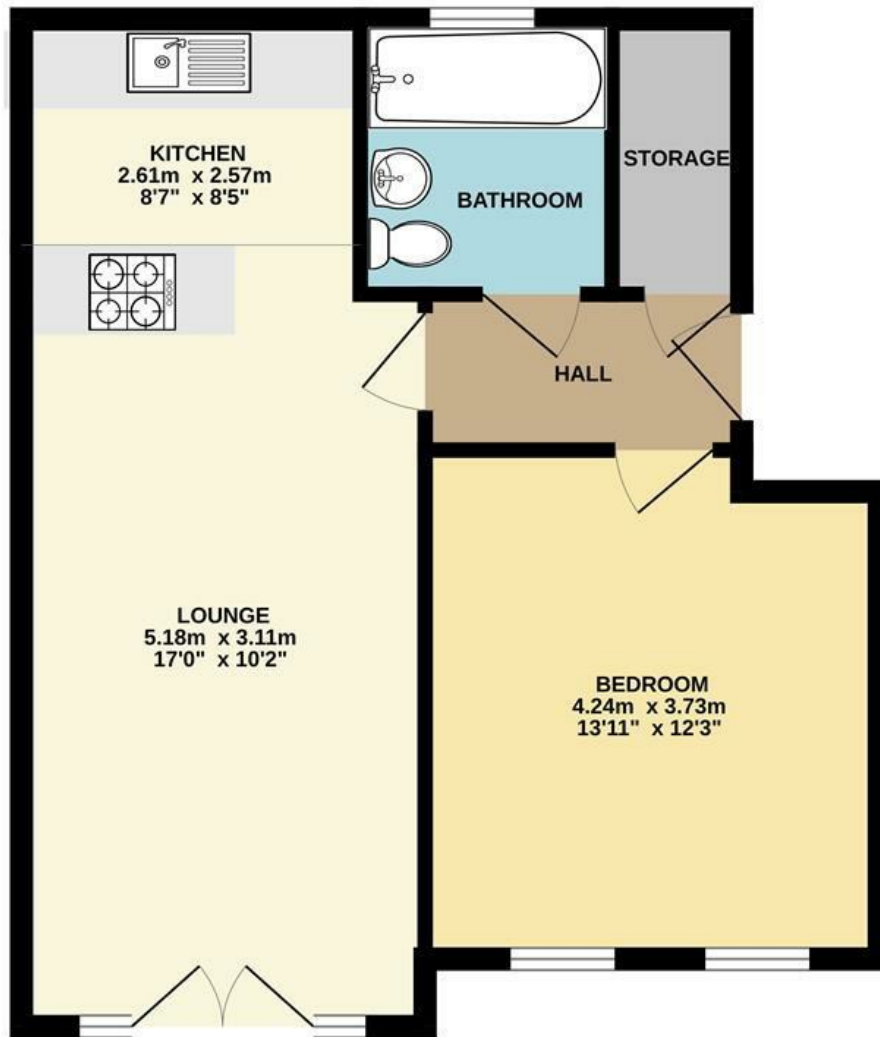
With the property being ideal for first time buyers and families, local schools may be an important criteria in your search which in addition the above that Foundry Gate offers, you also have some of the areas most sought after and popular schools such as Four Swannes Primary School, Holdbrook Primary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



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	80	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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