



Foundry Gate, EN8 7HR
Waltham Cross





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

Welcome to this beautifully presented two-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 spacious kitchen is set just off the living space, boasting plenty of storage, modern appliances, and worktop space—ideal for everything from daily meals to weekend hosting.

Both bedrooms are well-proportioned doubles, each offering a peaceful retreat with plenty of space for wardrobes and additional furnishings. The four-piece family bathroom is a standout feature, stylishly finished and complete with a separate shower and bath—perfect for unwinding at the end of the day.

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 of 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.

£280,000



- **TWO BEDROOM THIRD FLOOR APARTMENT**
- **LEASEHOLD**
- **ALLOCATED PARKING**
- **SOUGHT AFTER LOCATION**
- **EASY ACCESS TO LOCAL SHOPS AND AMENITIES**

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

- **CHAIN FREE**
- **102 YEAR LEASE**
- **INTERNALLY SPACIOUS**
- **WALKING DISTANCE TO WALTHAM CROSS STATION**
- **CLOSE TO POPULAR SCHOOLS**

Academy, Oasis Academy Enfield, Downfield Primary School and many more all just a short drive or walk away.

Council Tax Band - D

Construction Type - Standard (Brick, Tile)

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

Lease - 102 Year Remaining

Service Charge - £2330 Per Annum (Approx)

Ground Rent - £100 Per Annum (Approx)



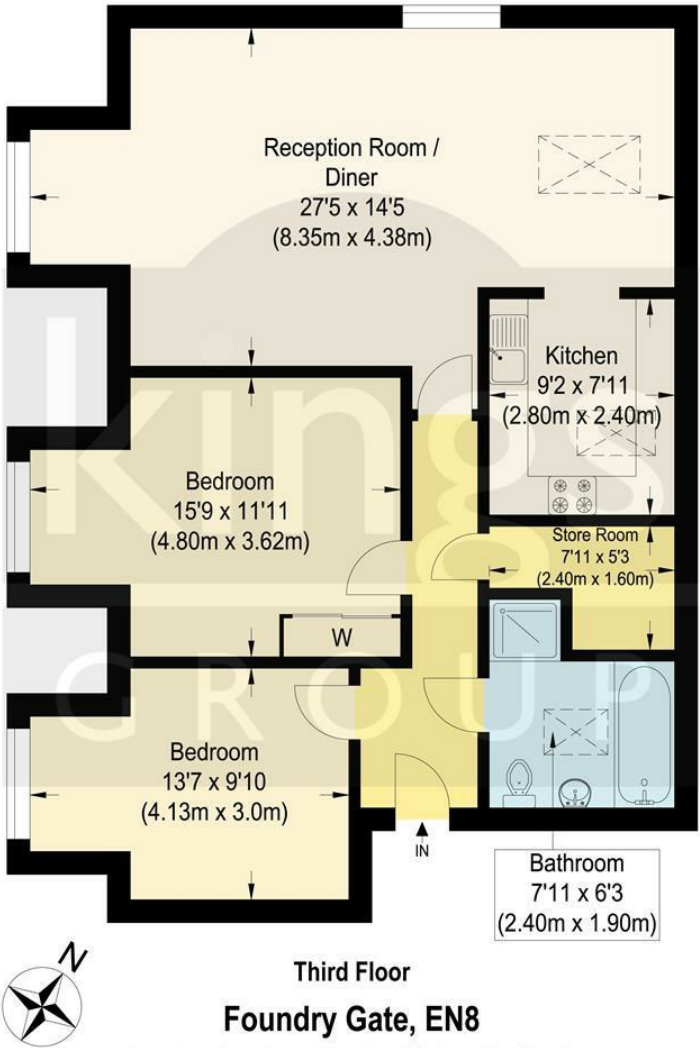




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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B	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



Approximate Gross Internal Floor Area : 81.50 sq m / 877.25 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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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