



## 38 Arlington Crescent, Waltham Cross, EN8 7RN

BOOK YOUR VIEWING NOW, for this two double bedroom GROUND FLOOR MAISONETTE located within easy reach of the M25 and A10, as well as Waltham Cross Train Station and Shopping. The property which has just been redecorated also benefits from spacious lounge and garden.

\*COUNCIL TAX BAND B\*

Tenant Requirements: This property requires a household income of £42,000 per year+

# £1,400 PCM



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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	71	76

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

