



## 7 Melrose Court Hatton Road, Cheshunt, Waltham Cross, EN8 9QF

- LET BY LANES LETTINGS
- GREAT LOCATION
- BRIGHT & SPACIOUS THROUGHOUT
- COMMUNAL PARKING

AVAILABLE EARLY JANUARY! Located in the heart of Cheshunt on Hatton Road, this delightful top floor one-bedroom flat at Melrose Court is now available for viewing. This purpose-built residence presents a modern and neutral interior, making it an ideal choice for those in search of a cosy yet stylish living environment.

Upon entering, you will find a spacious reception room. The double bedroom offers a comfortable retreat, while the well-appointed three-piece bathroom, complete with a shower facility, adds to the convenience of this charming flat. The property also benefits from gas central heating and double glazing, ensuring a warm and inviting atmosphere throughout the year.

For those who value practicality, the flat includes access to communal parking, making it easier for residents and guests alike. The location is particularly advantageous, with nearby bus routes and a rail

# £1,300 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		
England & Wales		
EU Directive 2002/91/EC		

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		
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