



## 135a Crossbrook Street, Cheshunt, Waltham Cross, Hertfordshire, EN8 8LY

AVAILABLE LATE OCTOBER! Positioned in the vibrant heart of Cheshunt, this spacious one-bedroom flat on Crossbrook Street is an ideal choice for those seeking comfort and convenience. Available from mid-October, this property boasts a generous living area, and a double bedroom offering ample space, ensuring a restful retreat at the end of the day.

The flat features a modern kitchen equipped with essential appliances. The well-appointed three-piece bathroom adds to the overall appeal, providing both functionality and style. With electric heating throughout, you can enjoy a warm and inviting atmosphere during the cooler months.

Location is key, and this property does not disappoint. It is within easy reach of a variety of local amenities, including shops and restaurants, catering to all your daily needs. Additionally, both Cheshunt Train

# £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		
		70
		49
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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
		52
		30
England & Wales		EU Directive 2002/91/EC

