



17 Marsh Close, Waltham Cross, EN8 7JF

- AVAILABLE WITH LANES LETTINGS
- GROUND FLOOR PROPERTY
- DESIRED LOCATION
- ON STREET PARKING

AVAILABLE TO VIEW NOW! Nestled in the sought-after location of Marsh Close, this charming ground floor flat is available for rent from the start of October. Positioned in a cul-de-sac, the property offers a delightful retreat while being conveniently close to a variety of local amenities. Residents will appreciate the proximity to shops, the Waltham Cross and Theobald's train stations, as well as a nearby bus station, ensuring excellent transport links.

Upon entering the flat, you are greeted by a bright and airy atmosphere that flows throughout the space. To the right, the generous lounge and dining area provides an inviting space. The kitchen is well-equipped with ample cupboard space and includes essential white goods.

£1,300



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 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		
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