



17 Marsh Close, Waltham Cross, EN8 7JF

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

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 <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 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

