



## Flat 11, Finsbury Court Parkside, Waltham Cross, EN8 7TH

- AVAILABLE NOW WITH LANES LETTINGS!
- GROUND FLOOR APARTMENT
- RECENTLY RENOVATED THROUGHOUT
- ONE ALLOCATED PARKING SPACE

AVAILABLE TO VIEW NOW! Lanes Lettings are pleased to present this charming, newly renovated ground-floor apartment, finished to a high specification and situated within Finsbury Court, in the heart of Waltham Cross. The property is tucked away within a development, yet conveniently positioned within easy walking distance of Waltham Cross Train Station, Waltham Cross Shopping Centre and the Bus Station. A variety of local shops, restaurants and everyday amenities are close by, with excellent road connections via the A10 and M25.

Internally, the apartment benefits from a bright and modern layout, with plenty of natural light throughout. Upon entering, you are welcomed into the open-plan kitchen area, featuring a newly fitted kitchen with appliances and ample kitchen cupboard storage. There is also space to accommodate a breakfast bar should you desire.

### £1,500 Per Month



| 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                                         |         |           |

