



Lea Road, Waltham Abbey, EN9

BUTLER & STAG



**Guide Price £315,000 -
£325,000**

**Positioned in the highly
sought after development is
this stunning first floor two
bedroom apartment located
only a short walk from
waltham cross british rail
station.**



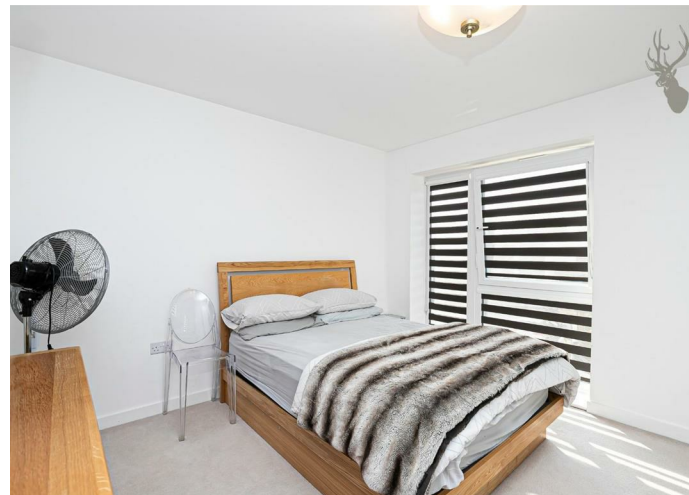
Leasehold

- First Floor Flat
- Two Bedrooms
- Stunning Throughout
- Large Living/Dining Area
- Allocated Parking/South Facing Balcony
- Close To Station

Arranged over one floor and spanning just over 800 sq ft, this exquisite property is finished to a high standard throughout. The apartment comprises of two double bedrooms, a bright open-plan living/kitchen area with double doors leading onto a south facing private balcony and a contemporary luxury bathroom completes this stunning flat.

Externally there is one allocated parking bay in the small private carpark but there is on street parking adjacent to this apartment. Additionally there is free cycle storage to enable you to enjoy the River Lea cycle paths.

The property is located In new development near Hazelmere Marina and offers direct footpath access to River Lea. The luxury apartment is only approx. 8-10 minute walk to Waltham Abbey Station and close to the M25 providing excellent transport opportunities.

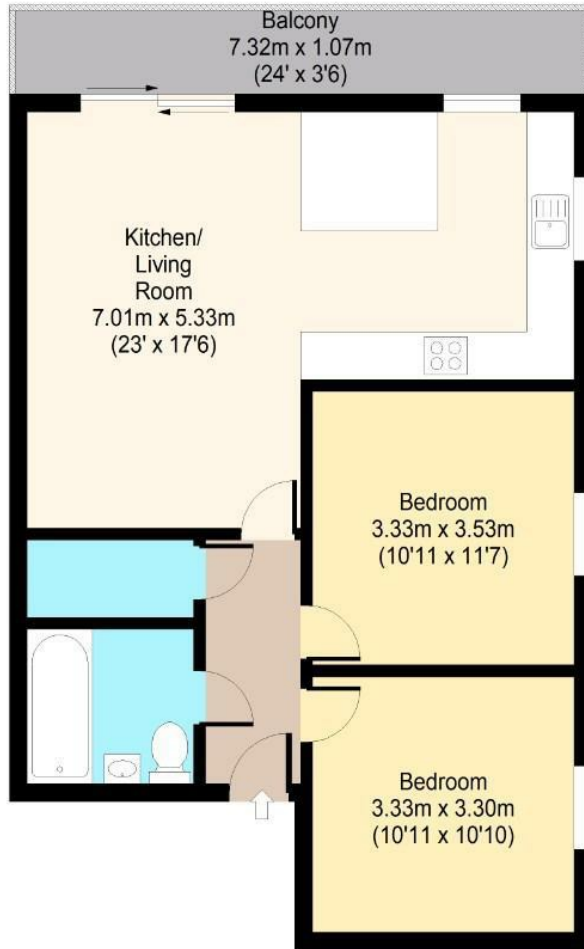




Liberty Court

First Floor

Approx. 66.8 Sq. meters (719 Sq. feet)



Total area(Including Balcony): approx. 74.6 Sq. meters (803 Sq. feet)
Total area(Excluding Balcony): approx. 66.8 Sq. meters (719 Sq. feet)
For illustration purposes only - not to scale
www.lpaplus.com

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

BUTLER & STAG

☎ 01992 667666

🏠 4 Forest Drive, Theydon Bois, Essex, CM16 7EY

✉ theydon@butlerandstag.com

www.butlerandstag.uk