

14 Liden Close, Walthamstow

Offers In Excess Of £285,000 Leasehold



- Chain Free
- Two Bedroom Flat
- Allocated Parking
- Communal Gardens
- Phone Entry Security
- · Fully Double Glazed
- New lease on Completion

A 2 bedroom top floor purpose built flat situated in a cul de sac road off Lea Bridge road within a short walking distance from bus routes and shops with features to include:*Electric Heating* *Parking Space* *Ideal First time buy* *Loft Access* *Fitted Wardrobes*

Tenure: Leasehold

Lease Length: New Lease on completion

Ground Rent: Ask Agent Service Charge: £1,764.00 Council Tax Band: C

Annual Council Tax Estimate: £1,932

Hallway 4'8" x 6'9" (1.43 x 2.06)

Laminate flooring and power points.

Bathroom 4'9" x 6'9" (1.46 x 2.06)

Tiled flooring, extractor fan, panel enclosed bath with mixer tap & shower attachment, hand wash basin with mixer tap, low level flush w/c.

Reception 11'3" x 15'9" (3.44 x 4.82)

Double glazed window to side aspect, textured ceiling, single radiator, laminate flooring, TV aerial and phone point, power points.

Kitchen 8'7" x 8'7" (2.62 x 2.62)

Double glazed window to side aspect, tiled flooring and walls with tiled splash backs, range of base & wall units with roll top work surfaces, integrated cooker with electric oven and hob, extractor fan with hood, sink with drainer unit, space for fridge freezer, plumbing for washing machine and power points.

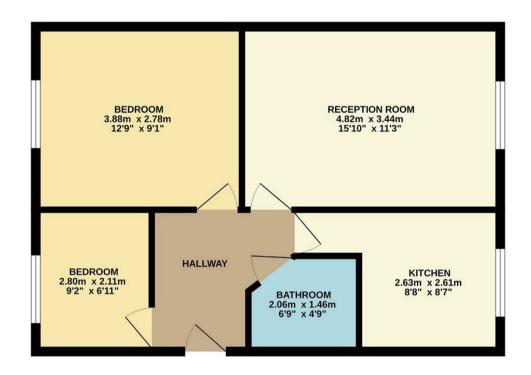
Bedroom One 9'1" x 12'8" (2.78 x 3.88)

Double glazed window to side aspect, single radiator, laminate flooring and power points.

Bedroom Two 6'11" x 9'2" (2.11 x 2.80)

Double glazed window to side aspect, single radiator, laminate flooring and power points.

TOP FLOOR FLAT 49.0 sq.m. (527 sq.ft.) approx.



TOTAL FLOOR AREA: 49.0 sq.m. (527 sq.ft.) approx.

Whist every attempt has been made to ensure the accuracy of the floorpian contained here, measurements of doors, wholever, rooms and any other terms are approximate and no responsibility is taken for any error, or prospective purchaser. The services, systems and applicances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor







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