

8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

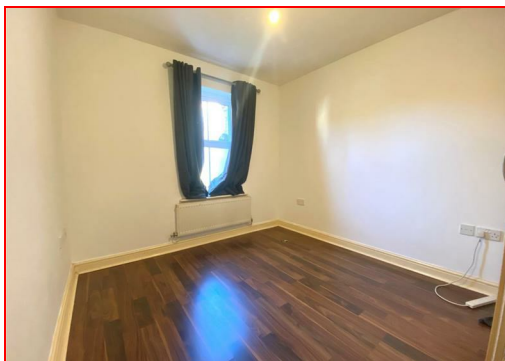
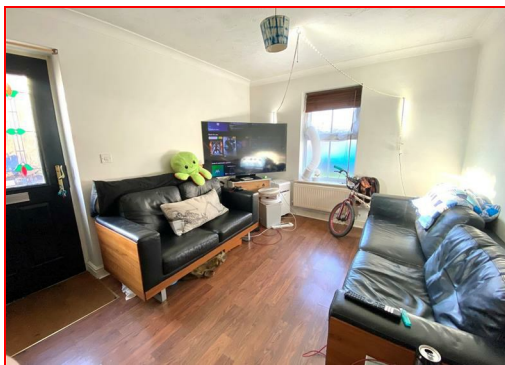
T: 01992 652006  
[www.kings-group.net](http://www.kings-group.net)



## Greenwich Way, EN9 3YA



**Asking Price £250,000 Share of Freehold**



### \*\*\* SHARE OF FREEHOLD \*\*\*

Kings Group are pleased to offer for sale this one-bedroom ground floor maisonette, situated within a popular and well-regarded development. The property would make an ideal purchase for first-time buyers, downsizers, or investors.

The accommodation comprises a living room, a fitted kitchen featuring wood-effect base and eye-level units with roll-top work surfaces and tiled splashbacks, a well-proportioned double bedroom, and a partially tiled family bathroom with a three-piece white suite.

Externally, the property benefits from allocated parking and is ideally positioned within easy reach of Waltham Abbey town centre, offering a variety of local shops, cafés, and amenities. The area is well served by transport links, including convenient access to the M25 and A10, making it ideal for commuters. There are also a number of well-regarded local schools, open green spaces, and riverside walks nearby, adding to the appeal of this sought-after location.

An internal viewing is highly recommended - call Kings Group Waltham Abbey on 01992 652 006 to arrange your viewing!

Coverage  
Mobile (based on calls indoors)  
O2 - Average  
EE - Average  
Three - Average  
Vodafone - Average

Broadband (estimated speeds)  
Standard 6 mbps  
Superfast 221 mbps  
Ultrafast 1800 mbps

Satellite & Cable TV Availability  
BT  
Sky

**LIVING ROOM 13'5 x 9'11**

**KITCHEN 9'11 x 6'3**

**BEDROOM 10'5 x 9'**

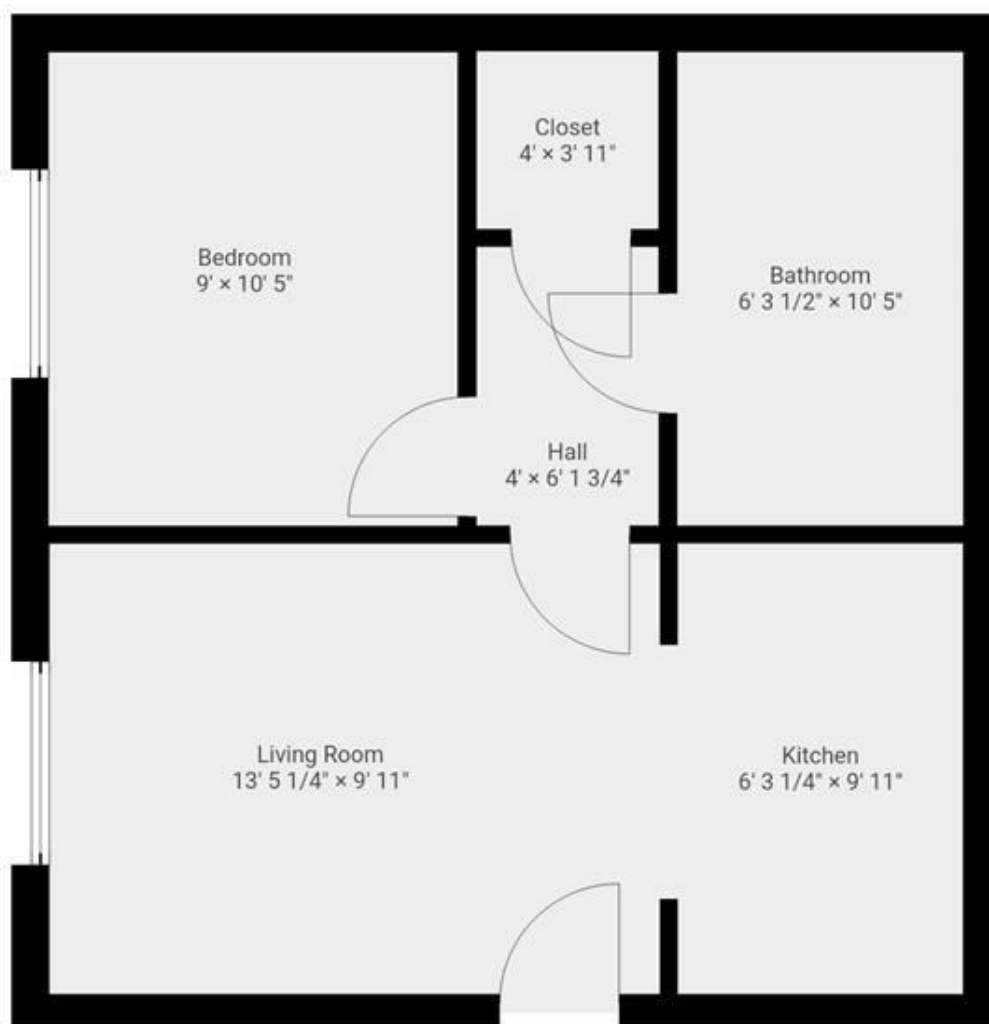
**BATHROOM 10'5 x 6'3**

**ALLOCATED PARKING**

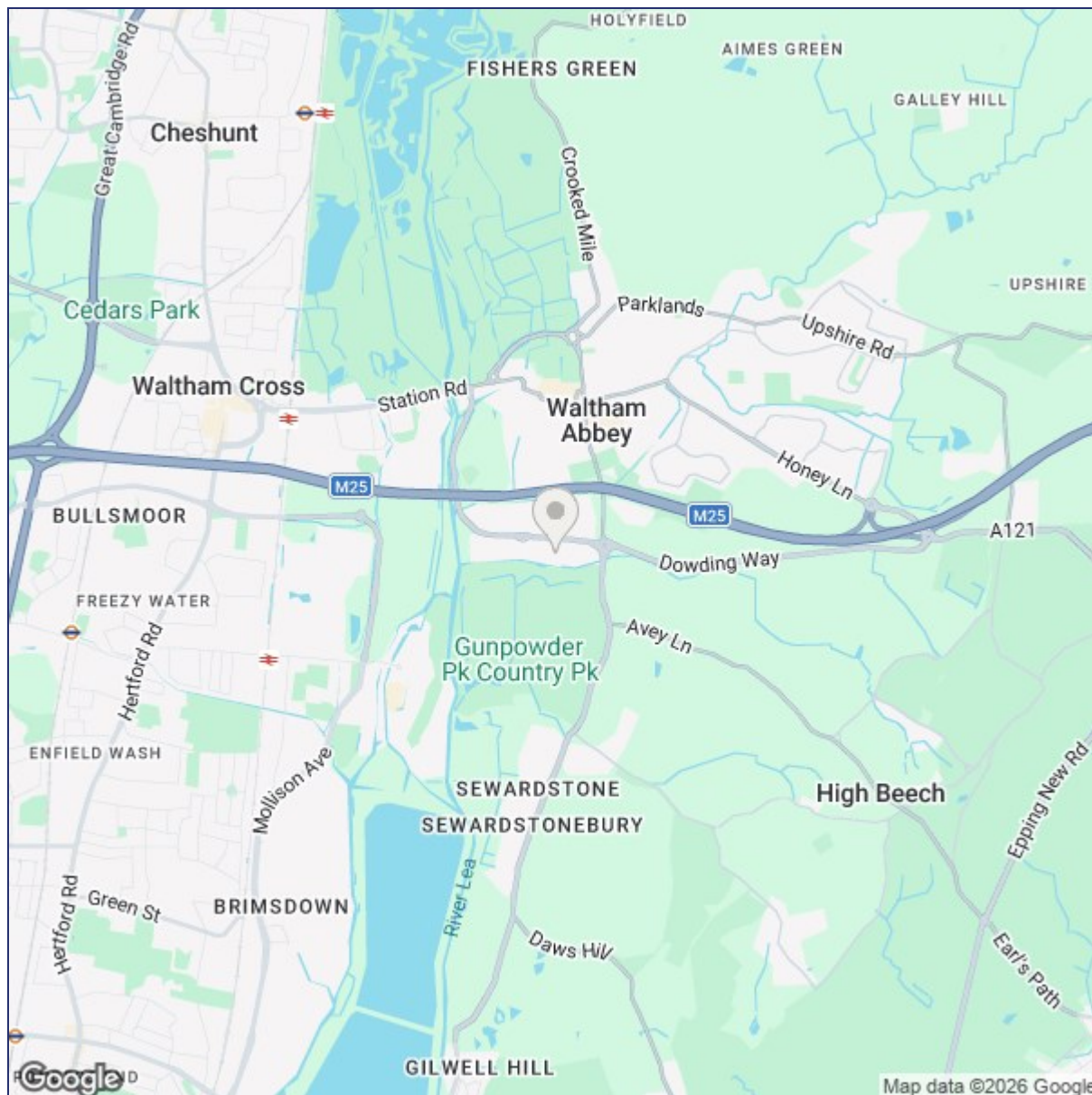
#### DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. References to tenure of a property are based upon 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.
6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

("These details are correct at time of going to press").

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.

