

8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

T: 01992 652006  
www.kings-group.net



## Howard Close, EN9 1XE



Asking Price £170,000 Leasehold



153 YEAR LEASE!!!! Kings are delighted to present this one-bedroom top floor apartment, perfectly situated within a popular residential development. Offering a blend of comfort and convenience, this property is an ideal opportunity for first-time buyers, investors, or those looking to downsize. The apartment is located just a short walk from the historic Waltham Abbey market town, placing you minutes away from quaint local shops, vibrant amenities, and the town's rich heritage. Inside, the property benefits from double-glazed windows and a secure entry phone system for your peace of mind. Early viewing is highly recommended to fully appreciate the location and potential of this home. Call Kings now on 01992 652 006 to arrange your viewing.

Mobile (based on calls indoors)

O2 Good  
 EE Good  
 Three Average  
 Vodafone Average  
 Broadband (estimated speeds)  
 Standard 5 mbps  
 Superfast 80 mbps  
 Ultrafast 1800 mbps  
 Satellite & Cable TV Availability  
 BT  
 Sky  
 Virgin



**HALLWAY**

**LIVINGROOM 10'7 x 14'0**

**BATHROOM 7'9 x 4'8**

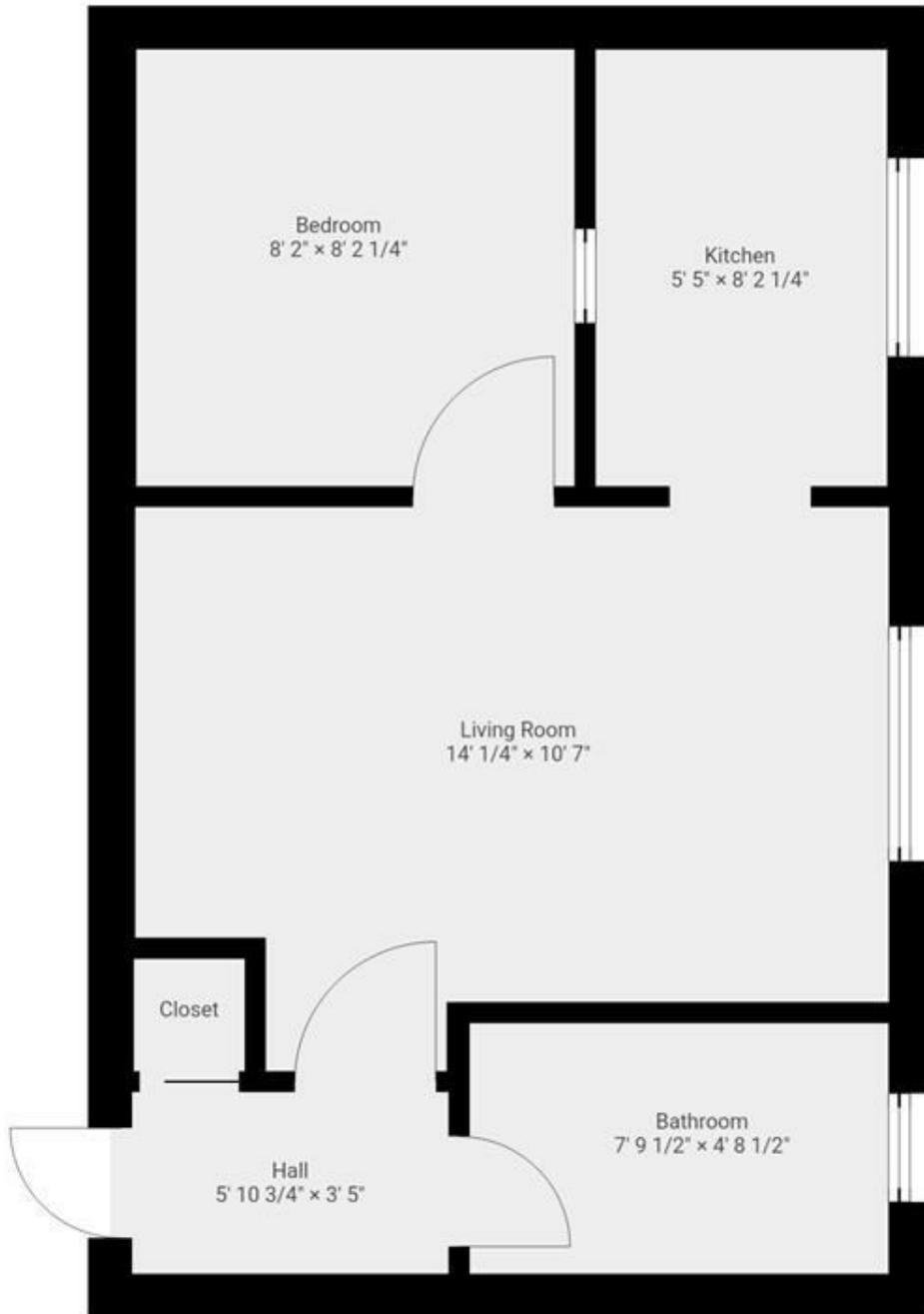
**KITCHEN 8'2 x 5'5**

**BEDROOM 8'2 x 8'2**

**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.



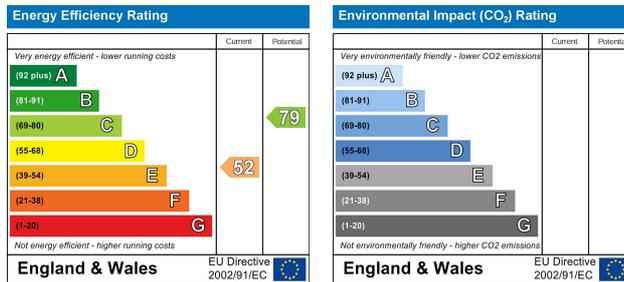
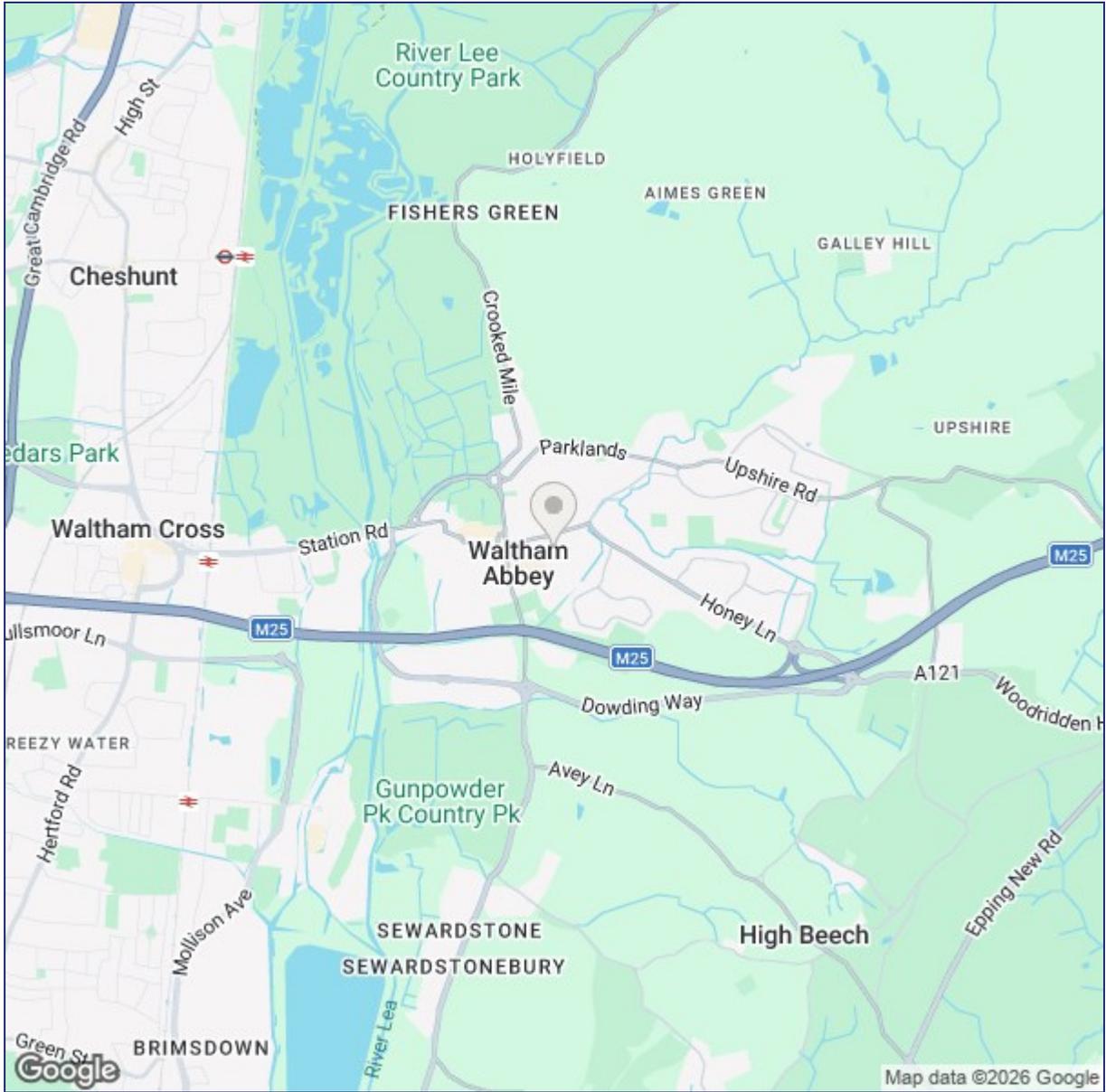


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("These details are correct at time of going to press").

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.

