

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

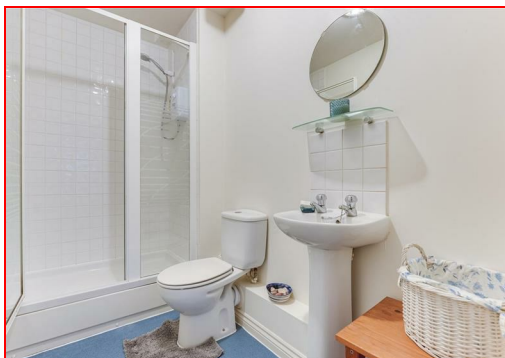
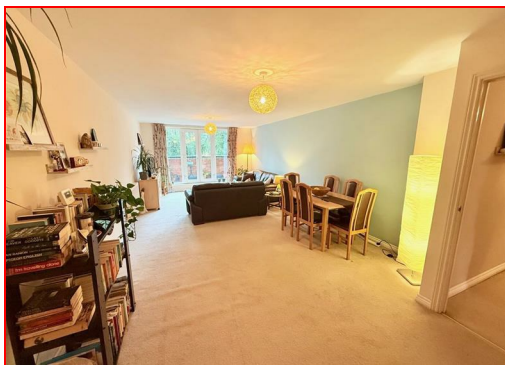
T: 01992 652006
www.kings-group.net



Highbridge Street, EN9 1BQ



Offers In Excess Of £230,000 Leasehold



*** CHAIN FREE ***

Kings Group Waltham Abbey offer this two-bedroom, first-floor apartment situated in the heart of Waltham Abbey. The property is accessed via an entrance hallway leading into a south-facing, open-plan living and kitchen area. The living space provides access to a private balcony overlooking the communal gardens.

The kitchen is fitted with a range of base and eye-level units with integrated appliances, roll-top work surfaces and white tile splashbacks. There are two double bedrooms, with the master bedroom boasting fitted storage and an en-suite shower room. A separate family bathroom completes the accommodation. Other features include an entry comms system, double glazing, gas central heating and allocated parking.

The property is offered chain-free and is well positioned for transport connections. Junction 26 of the M25 is located nearby, offering access to London and surrounding areas. Waltham Cross Overground Station is approximately one mile away, providing regular services to London Liverpool Street and Stratford, with onward connections to the London Underground network.

Key Information:

EPC Rating: C

Service Charge: £197.71 per month

Ground Rent: £150 per annum

Council Tax Band: D

Lease Length: 125 years from January 2004 (approximately 103 years remaining)

Coverage

Mobile (based on calls indoors)

O2 - Average

EE - Good

Three - Average

Vodafone - Good

Broadband (estimated speeds)

Standard 16 mbps

Superfast 80 mbps

Ultrafast 1000 mbps

Satellite & Cable TV Availability

BT

Sky

Virgin

HALL

RECEPTION / KITCHEN 35'10 x 12'10

BEDROOM 12'3 x 12'11

EN-SUITE

BEDROOM 13'5 x 12'7

BATHROOM 8'5 x 5'7

BALCONY

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.

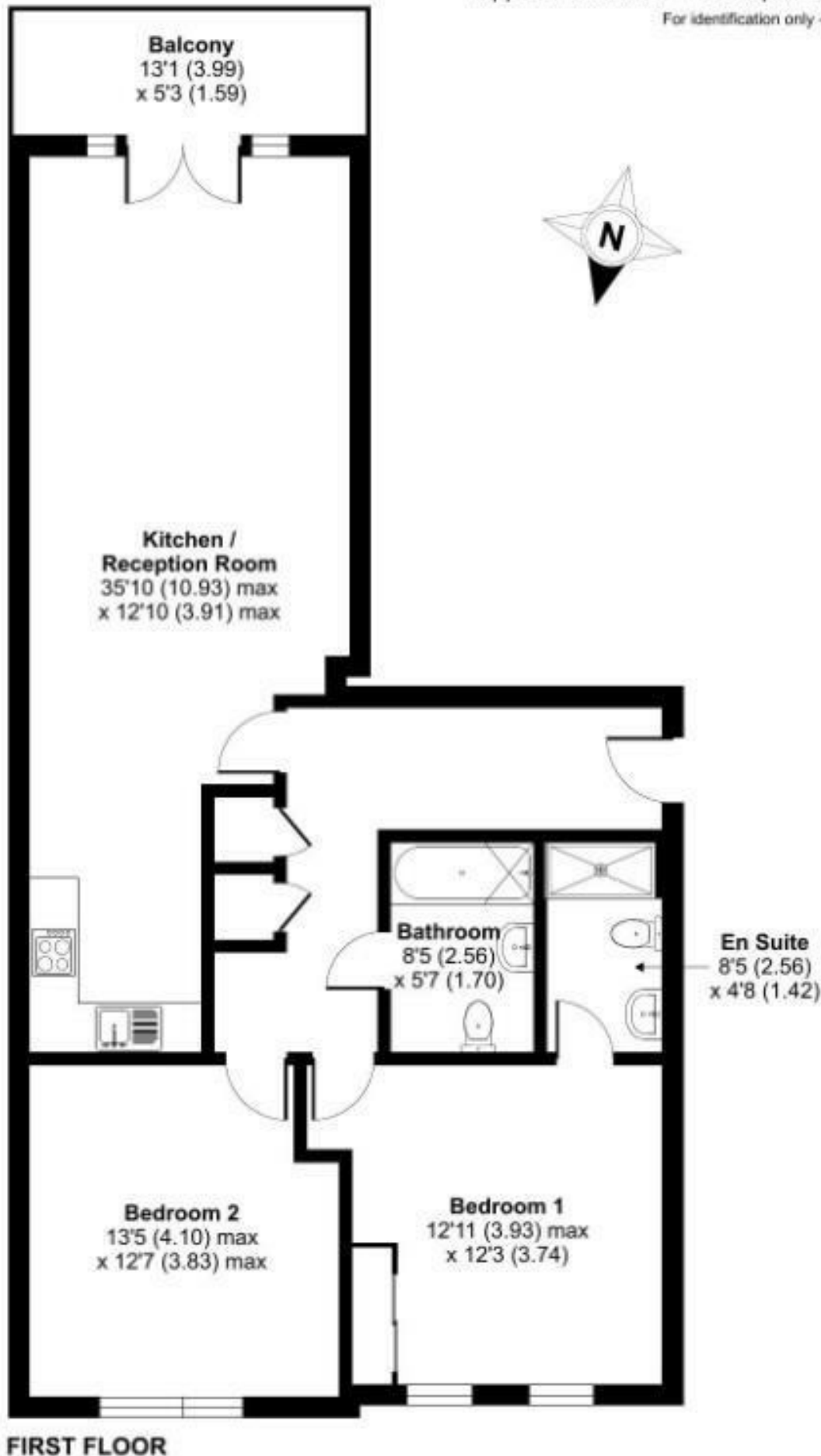
5. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.

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 WHATSOEVER IN RELATION TO THIS PROPERTY.

Highbridge Street, Waltham Abbey, EN9

Approximate Area = 973 sq ft / 90.4 sq m

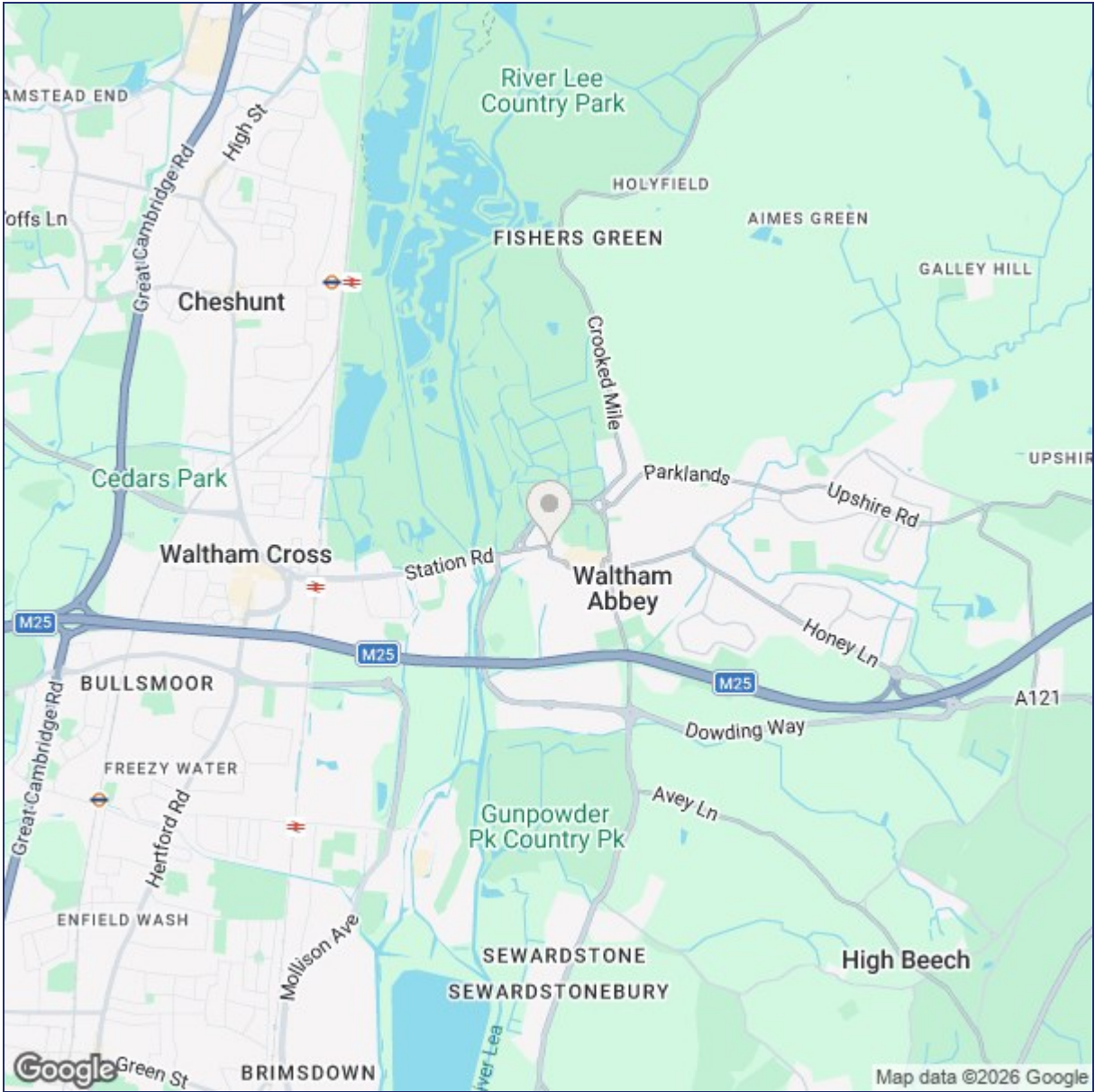
For identification only - Not to scale



8A Sun Street, Waltham Abbey, Essex, EN9 1EE

T: 01992 652006
www.kings-group.net





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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.

