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EN9 1EE

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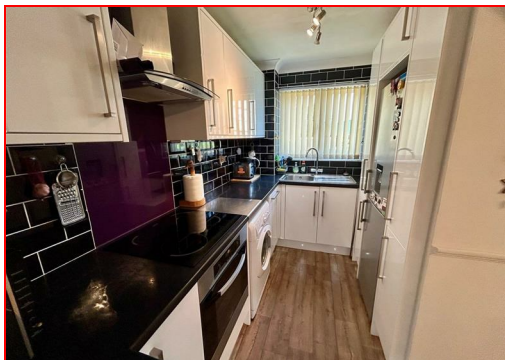


## Howard Close, EN9 1XA



**Asking Price £225,000 Leasehold**





\*\*\* BRAND NEW LEASE - 110 YEARS \*\*\*

Kings Group Waltham Abbey is pleased to present this 1-bedroom ground floor flat. The property includes an entrance hallway, a spacious living and dining area, and a galley kitchen with base and eye-level units, work surfaces, and tiled splashbacks. The double bedroom has built-in storage, offering plenty of space. The family bathroom is fitted with a white three-piece suite.

Additional features include double glazing and allocated parking.

Located just a 5-minute drive from Waltham Cross British Rail Station and the M25, this flat benefits from excellent transport links. It is a short distance to local amenities, making it a convenient choice for daily needs.

This property is perfect for first-time buyers, investors, or anyone looking to downsize.

Call 01992 652 006 to arrange your viewing and avoid disappointment.

Coverage  
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

#### HALL

**LIVING ROOM 14'3 x 10'7**

**DINING AREA 8'3 x 6'7**

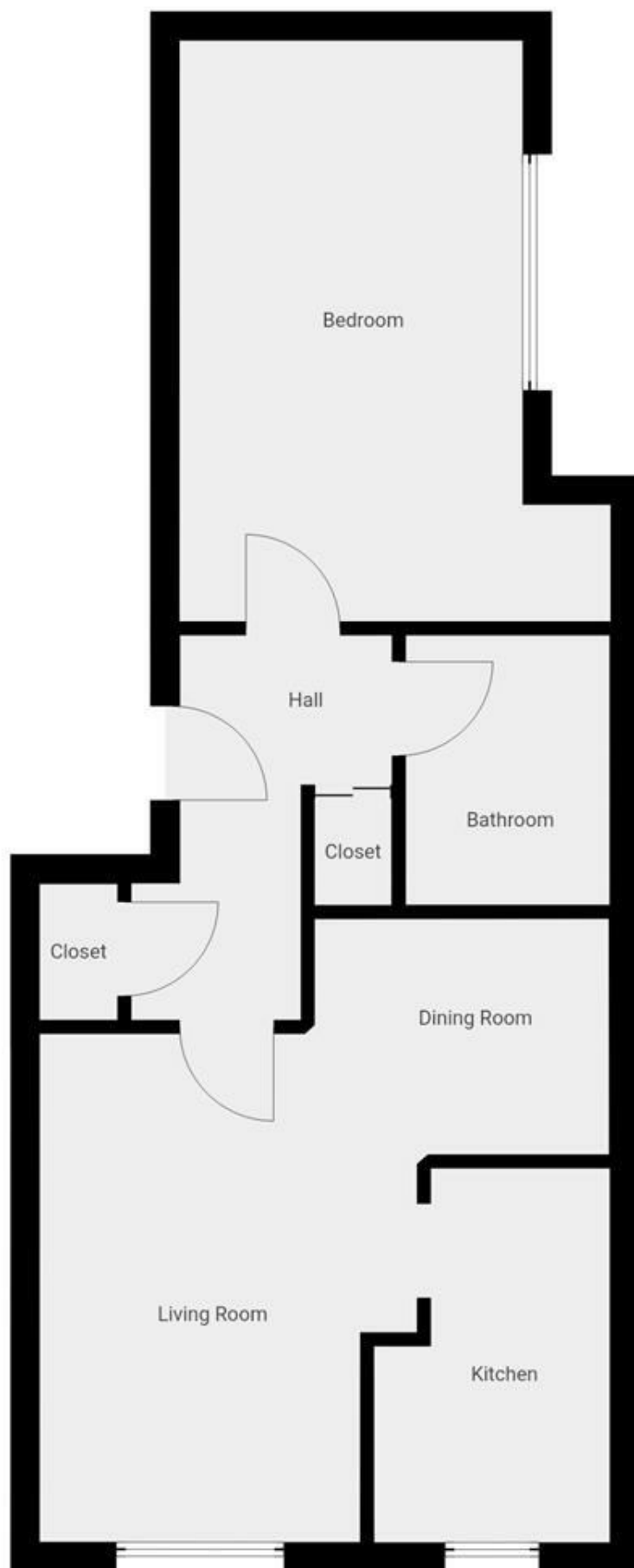
**KITCHEN 10'6 x 6'7**

**BEDROOM 16'3 x 12'1**

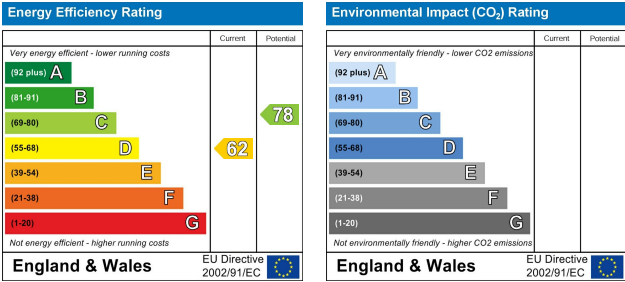
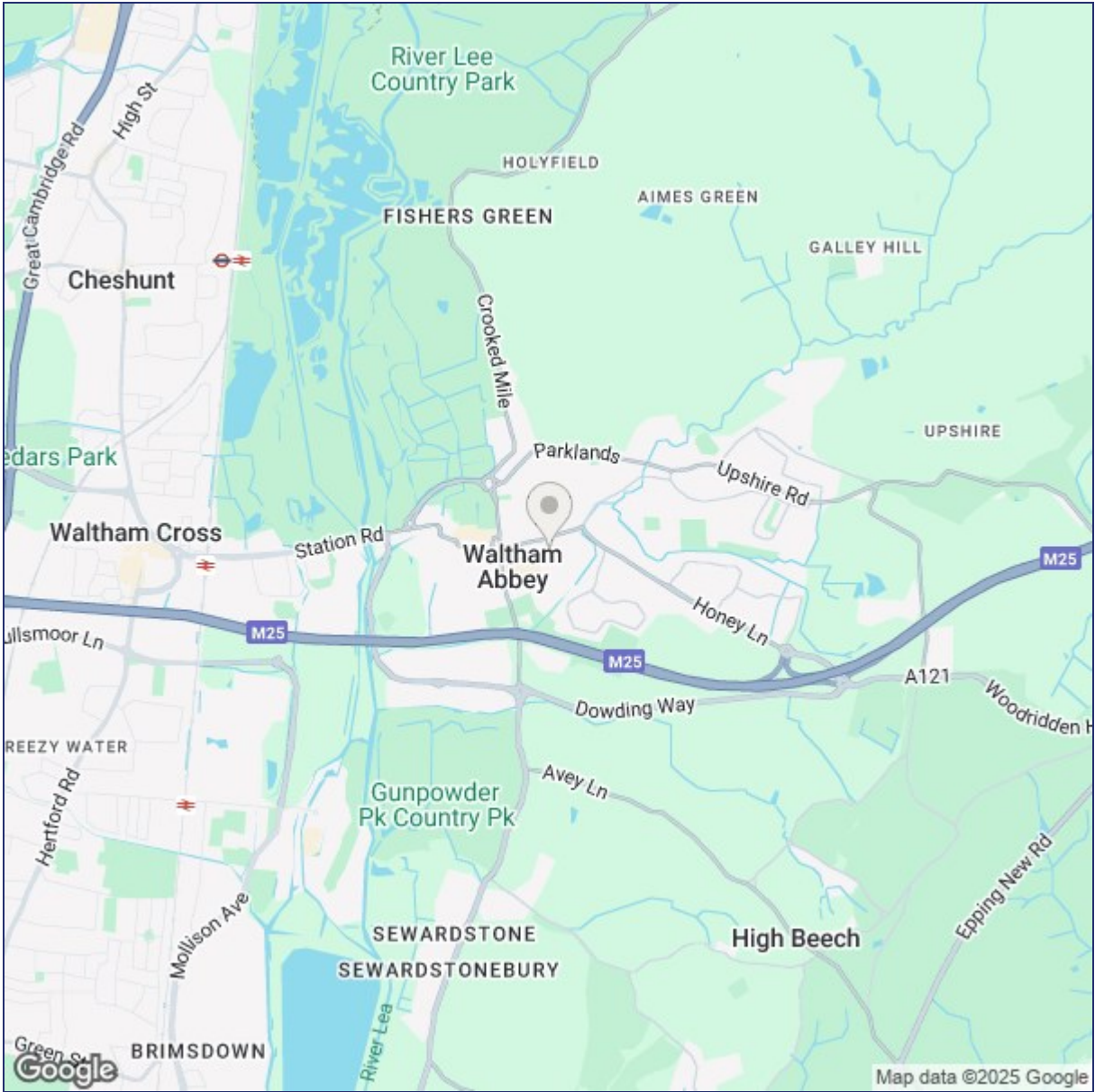
**BATHROOM 7'7 x 5'8**

#### 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").

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