

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

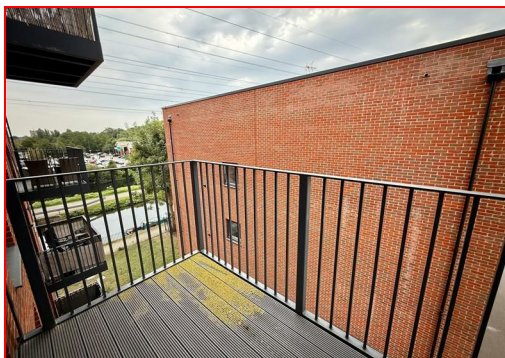
T: 01992 652006
www.kings-group.net



Hazlemere Marina, EN9 1FJ



Guide Price £300,000 Leasehold



(***GUIDE PRICE £300,000- £325,000***)

Kings Group are delighted to present this stunning two-bedroom top floor apartment, ideally situated within a modern riverside development and benefitting from partial canal views.

The property comprises a bright and spacious living room with access to a private balcony, offering a pleasant outlook. The fitted kitchen features a range of handle-less gloss units, integrated appliances and roll-top work surfaces. Two generously sized double bedrooms are complemented by a fully tiled family bathroom.

Externally, the apartment enjoys a terrace-style balcony and allocated parking. The development, built approximately four years ago, is well located for scenic riverside walks, Waltham Abbey's historic market town, and excellent transport links including Waltham Cross Station within walking distance.

This home represents an excellent opportunity for first-time buyers, downsizers, or investors alike.

Call Kings Group now to arrange your viewing and avoid disappointment!

Coverage

Mobile (based on calls indoors)

O2 - Good

EE - Average

Three - Average

Vodafone - Good

Broadband (estimated speeds)

Standard 15 mbps

Superfast 77 mbps

Ultrafast 1000 mbps

Satellite & Cable TV Availability

BT

Sky

Virgin

HALL

LIVING ROOM 15'2 x 14'

KITCHEN 6'4 x 4'4

BEDROOM 12' x 11'

BEDROOM 14'6 x 8'5

BATHROOM 7'8 x 4'4

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.

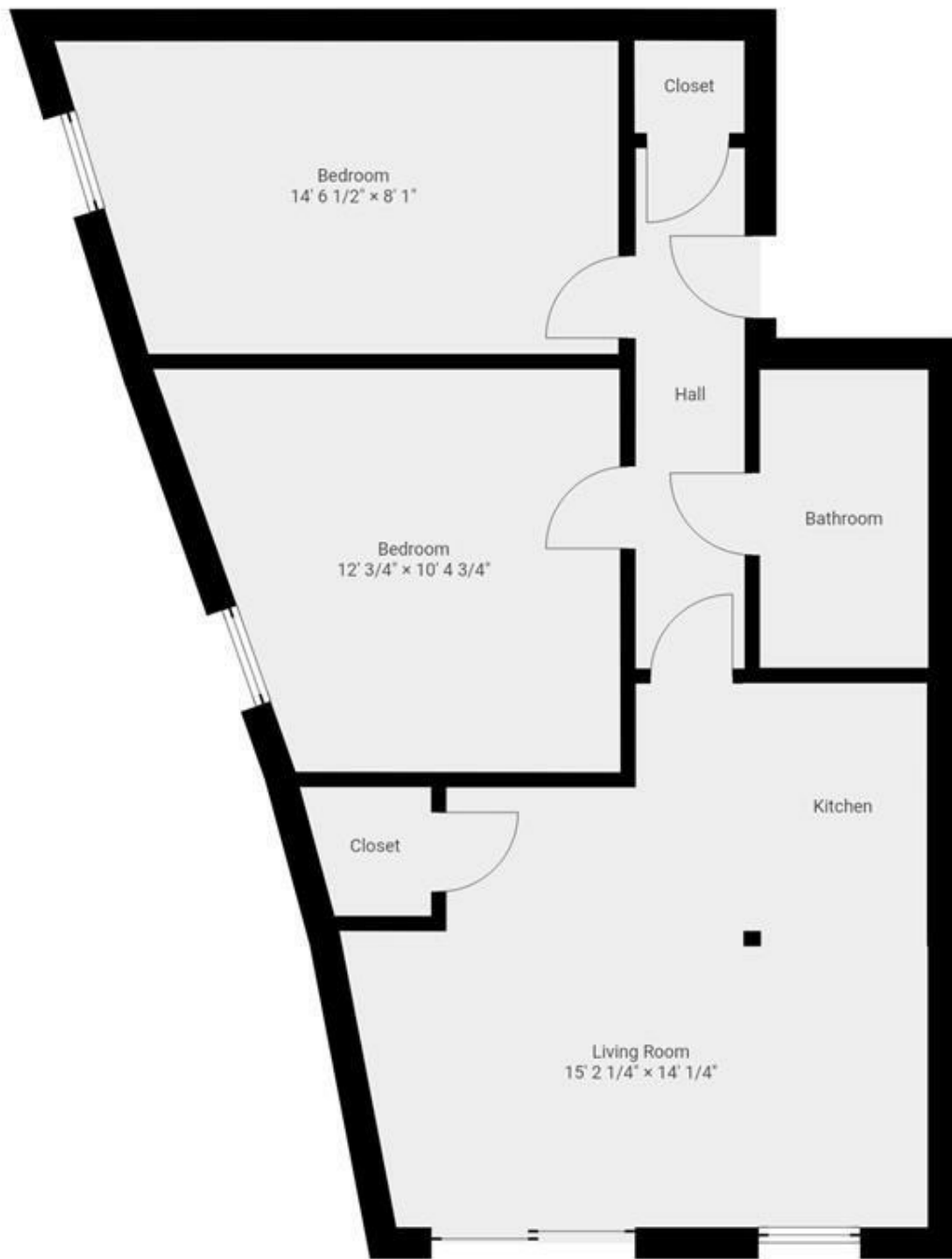
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you

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.

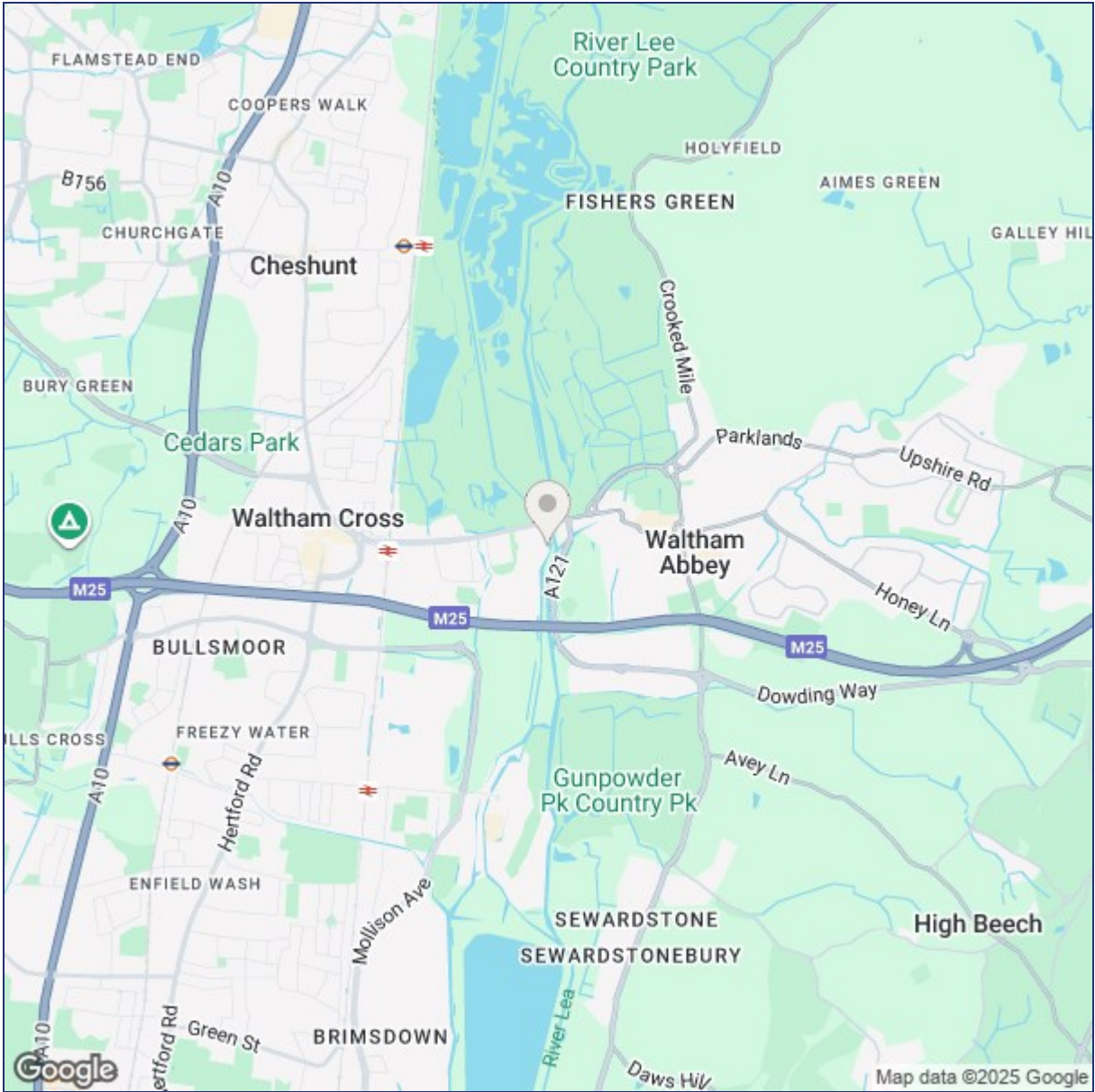


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) 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.

