

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

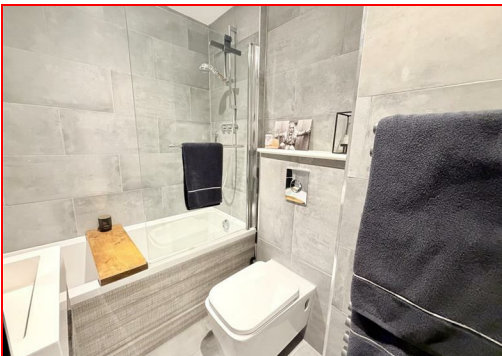
T: 01992 652006
www.kings-group.net



Sun Street, EN9 1ER



£235,000 Leasehold



GRADE II LISTED LIVING!

A well-presented one-bedroom apartment forming part of a historic Grade II listed building dating back to 1648, ideally situated on Sun Street within easy walking distance of the Abbey Gardens, as well as a variety of local shops, cafés, restaurants and everyday amenities. Sympathetically converted in recent years, the property offers a blend of period character and modern finishes.

The accommodation is centred around a bright open-plan living space featuring vaulted beamed ceilings and engineered wood flooring throughout. A combination of Velux and gothic-style windows, replaced approximately two years ago, allows for plenty of natural light while complementing the character of the building.

The kitchen is integrated within the living area and fitted with a range of base and eye-level units, integrated appliances and tiled splashbacks. The bathroom is finished in a contemporary style with a tiled suite, and the property further benefits from central heating.

Additional features include parking permits available via the local council and a long lease with approximately 115 years remaining, based on a 125-year lease from 29/09/2016.

The property is conveniently located for the town centre and would be suitable for a range of buyers, including first-time purchasers, downsizers and investors.

Call Kings Group today 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 7 mbps
Superfast -
Ultrafast -

Satellite & Cable TV Availability
BT
Sky
Virgin

HALL

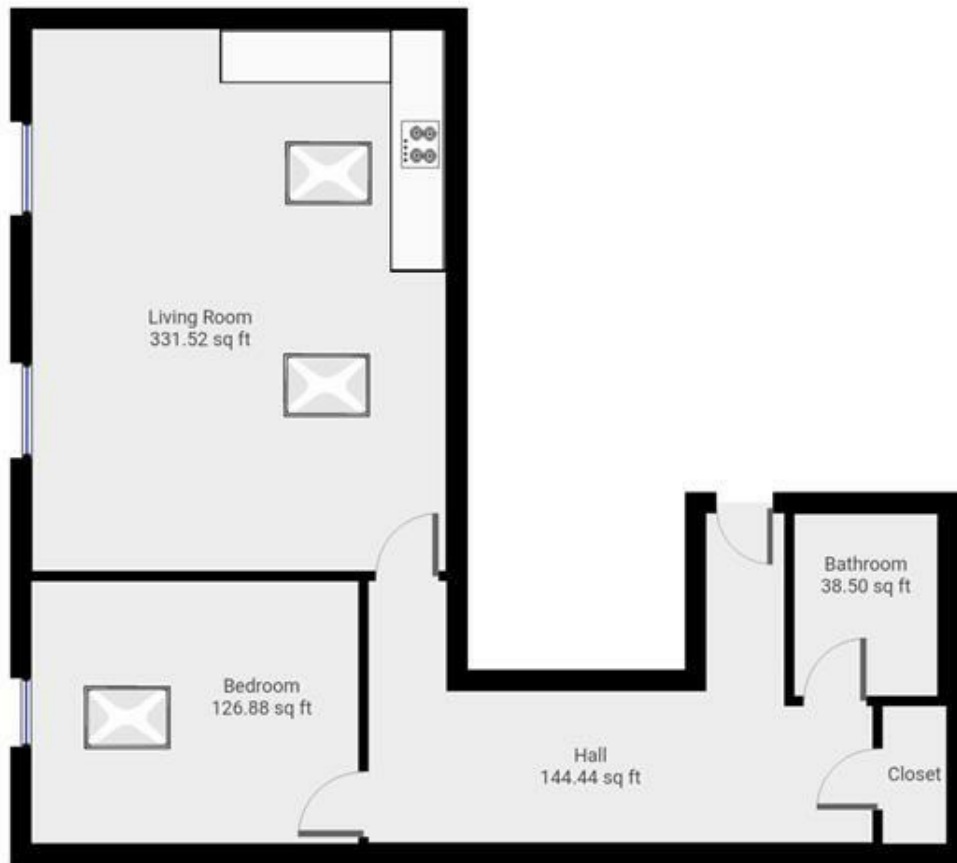
RECEPTION 20'10 x 15'11

BEDROOM 12'7 x 10'01

BATHROOM 5'6 x 7'

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.
7. This is to confirm that in some instances Ai maybe used to include furnishings and augmentation of images



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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	
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	EU Directive 2002/91/EC	55	55

("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.

