

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Osprey Road, EN9 3RZ



Asking Price £285,000 Leasehold



Kings Group Waltham Abbey present this two bedroom first floor flat to the market. The property comprises an entrance hallway, open plan living room and kitchen with base and eye level units, roll top work surfaces and integrated appliances, and a partially tiled family bathroom with a white three piece suite. The property benefits from double glazing, gas central heating, allocated parking, and additional visitor bays.

The property is located a short distance from Junction 26 of the M25 and approximately 10 minutes from Waltham Cross British Rail station, providing commuter access. The development includes communal grounds. Waltham Abbey town centre, including the market square and Sun Street amenities, is within a short drive.

The property has been recently renovated and is suitable for first time buyers or investors. Viewings are recommended. Call 01992 652 006 to arrange an appointment!!!

Coverage
Mobile (based on calls indoors)
O2 - Good
EE - Good
Three - Good
Vodafone - Average

Broadband (estimated speeds)
Standard 3 mbps
Superfast 89 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

HALL

LIVING ROOM 9'10 x 16'4

KITCHEN 8'5 x 10'2

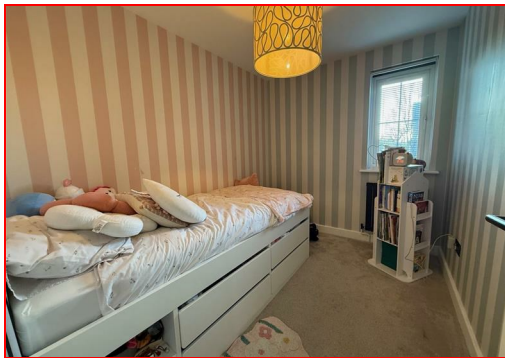
BEDROOM 10'3 x 12'6

BEDROOM 7'11 x 9'5

BATHROOM 6'11 x 5'8

DISCLAIMER

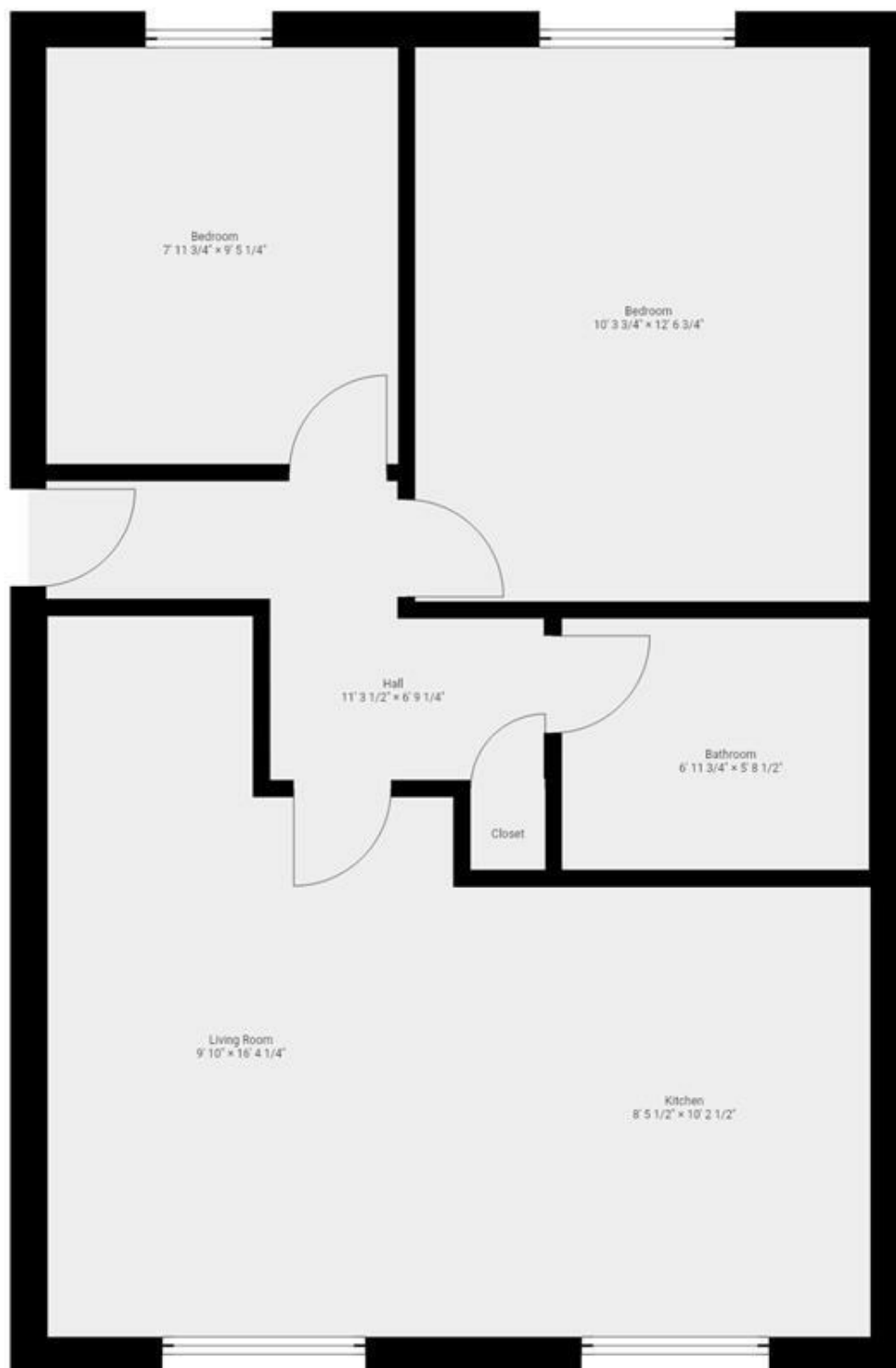
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91)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

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