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## Burrows Chase, EN9 3YX



**Asking Price £300,000 Leasehold**





Kings Group – Waltham Abbey are pleased to present this spacious two-bedroom second-floor apartment for sale, situated in a sought-after modern development.

The property comprises a welcoming entrance hallway leading to a bright and airy lounge/diner, a well-appointed galley-style kitchen with base and eye-level units, roll-top work surfaces, and tiled splashbacks. There are two generously sized double bedrooms, with the master bedroom benefiting from a convenient en-suite shower room fitted with a modern three-piece white suite, in addition to a separate fully tiled family bathroom.

The apartment also benefits from ample storage solutions, double glazing, and electric storage heaters throughout. Externally, the property offers an allocated parking space, as well as designated visitor parking bays.

Boasting a long lease of approximately 973 years, this property is ideally located just a 10-minute drive to Waltham Cross British Rail Station and Junction 26 of the M25, offering excellent transport links for commuters. It is also within walking distance of Waltham Abbey's historic market town centre, with its array of local shops, cafes, and amenities.

This well-maintained apartment is perfect for first-time buyers, investors, or those looking to downsize.

Call Kings Group now on 01992 652 006 to arrange your viewing and avoid disappointment.

#### Coverage

Mobile (based on calls indoors)

O2 - Average

EE - Average

Three - Average

Vodafone - Average

#### Broadband (estimated speeds)

Standard 6 mbps

Superfast 54 mbps

Ultrafast -

#### Satellite & Cable TV Availability

BT

Sky

#### HALL

**LIVING ROOM 21'10 x 11'8**

**KITCHEN 8'7 x 6'7**

**BEDROOM 11'5 x 11'5**

**EN-SUITE 9'10 x 5'10**

**BEDROOM 11'4 x 10'6**

**BATHROOM 8'5 x 6'7**

#### 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.

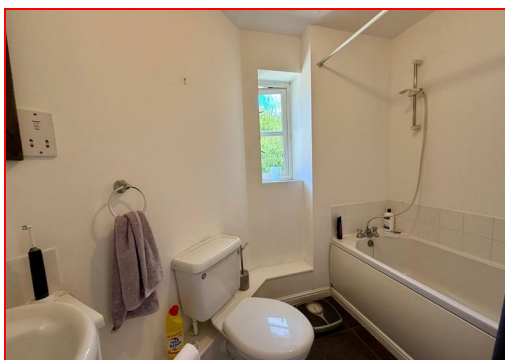
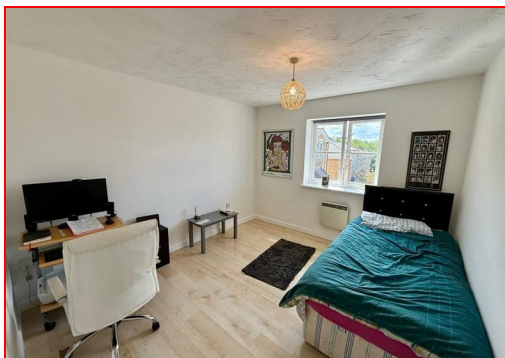
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you

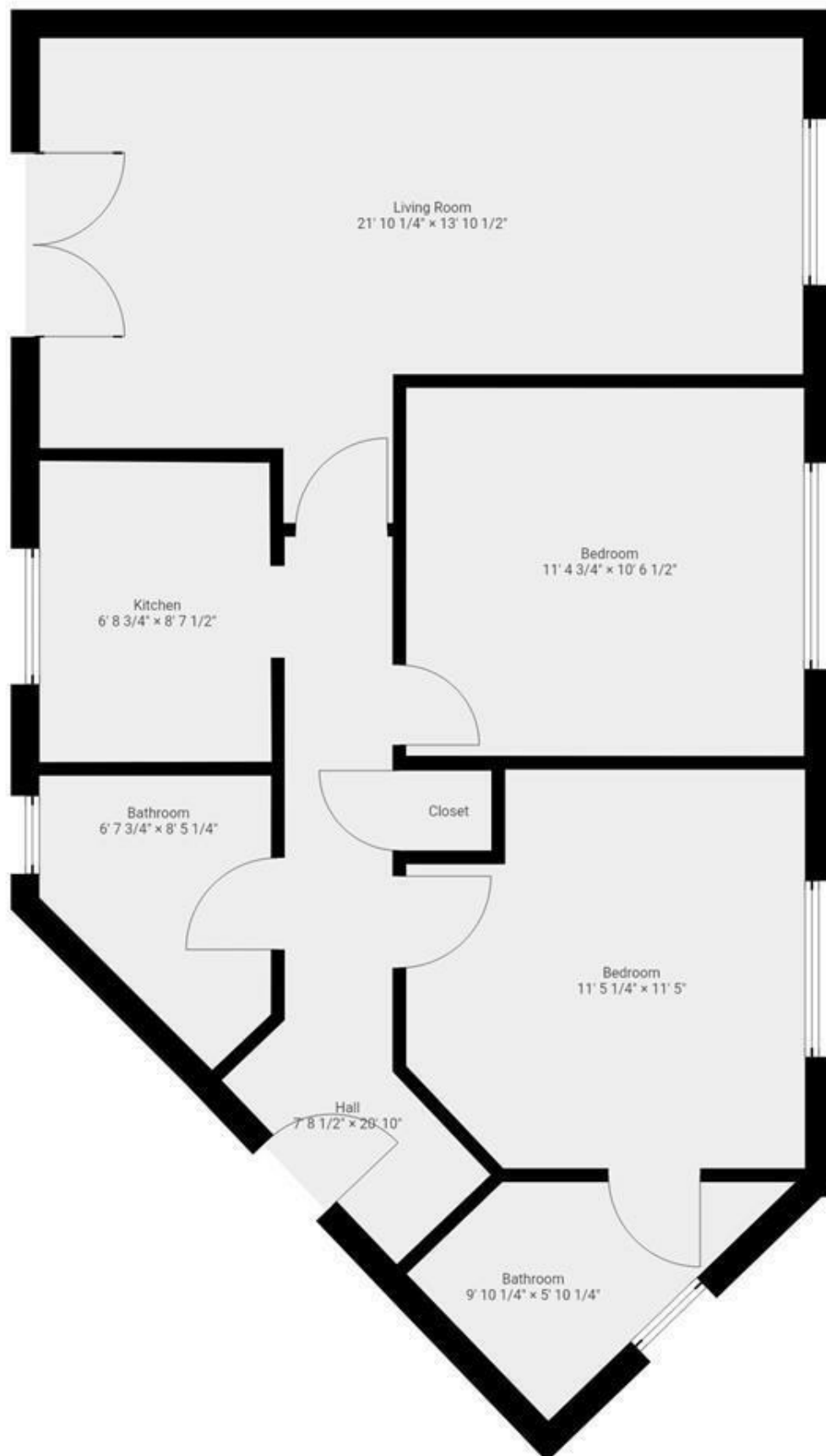
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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.





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

