

8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

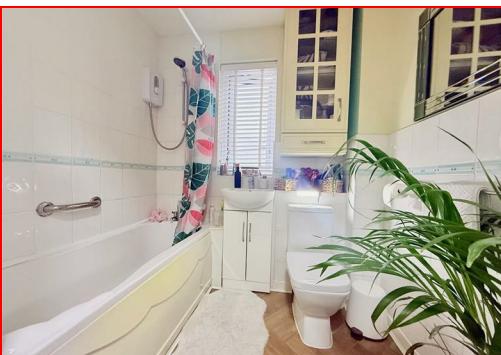
T: 01992 652006  
[www.kings-group.net](http://www.kings-group.net)



## Quaker Lane, EN9 1HR



**Asking Price £165,000 Leasehold**



Kings are pleased to offer for sale this 1 bedroom first floor retirement home. This property is for the over 55s only and boast features to include a lease of 140+ years, fitted kitchen, part tiled shower room, entry phone system.

This property is in a good location, just a short walk from Waltham Abbey's market town centre. The town offers shops, supermarkets, cafes, and other essential services. The property also has ample parking and is just a minute's walk from a bus stop, providing easy access to surrounding areas and short walk into Abbey Gardens.

For more details or to arrange a viewing, contact Kings Group Waltham Abbey.

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 7 mbps

Superfast 98 mbps

#### Satellite & Cable TV Availability

BT

Sky

#### HALLWAY

**LIVINGROOM 13'7 x 10'0**

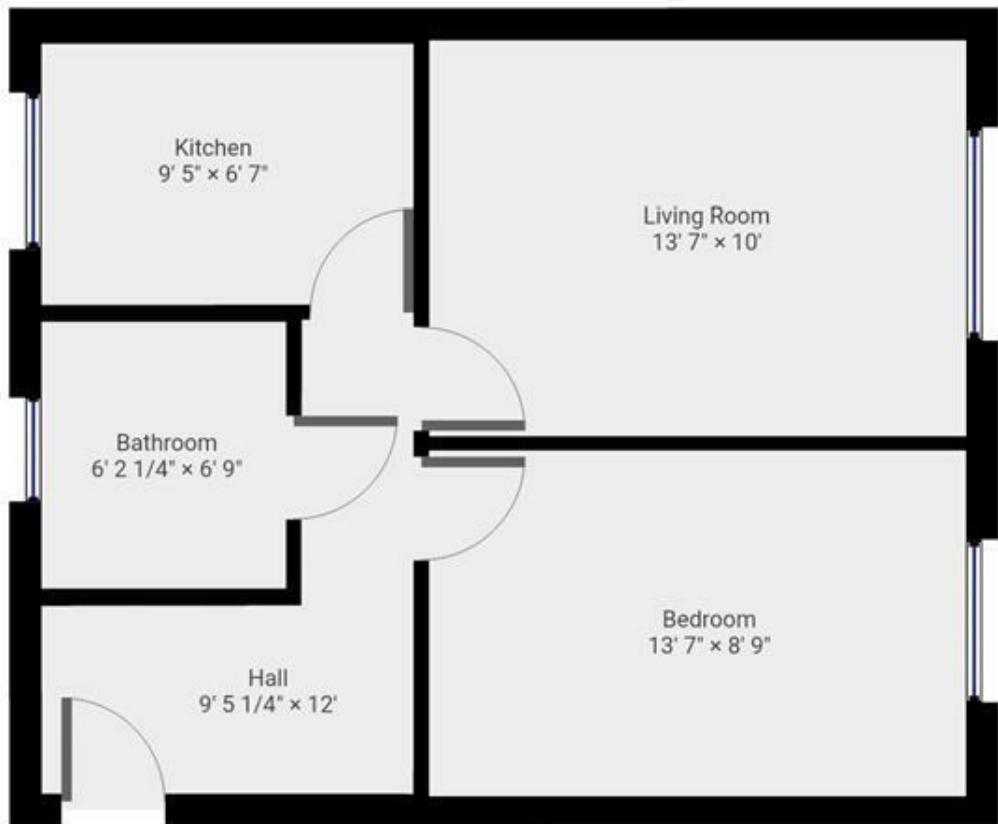
**KITCHEN 9'05 x 6'07**

**BEDROOM 13'07 x 8'9**

**BATHROOM 6'09 x 5'06**

#### 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.

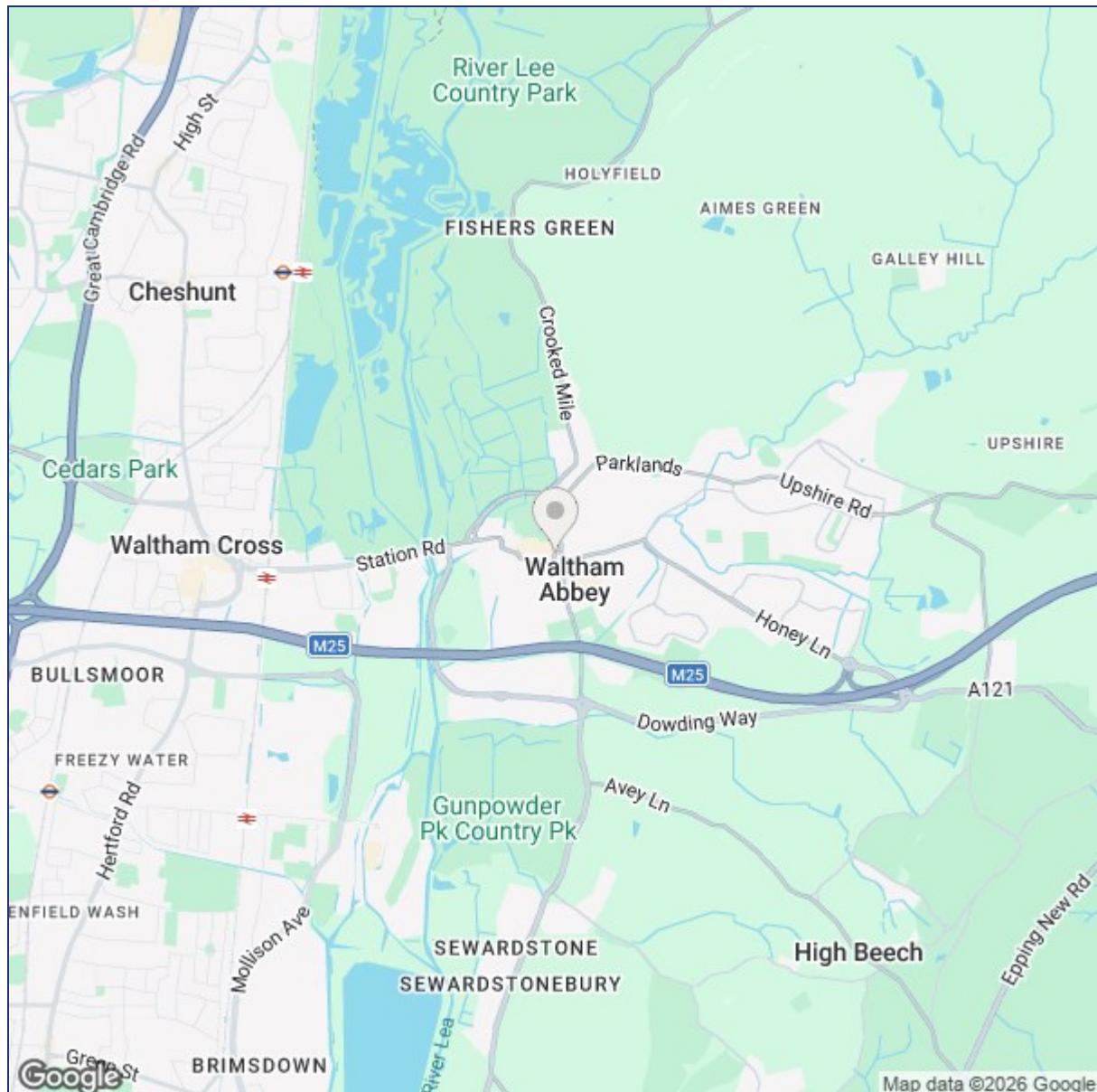


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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		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.

