

8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

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



## Mallion Court, EN9 3EQ



**Asking Price £220,000 Leasehold**





KINGS GROUP – WALTHAM ABBEY are delighted to present this well-presented one-bedroom ground floor flat to the market.

The property comprises a welcoming entrance hallway offering ample built-in storage, a bright and spacious living room, and a well-appointed kitchen featuring a range of base and eye-level units, roll-top work surfaces, and tiled splashbacks.

The generously sized bedroom provides plenty of space for wardrobes and even offers the potential to create a walk-in wardrobe. Completing the home is a partially tiled family bathroom fitted with a white three-piece suite.

Externally, the property benefits from access to a communal garden—perfect for enjoying the warmer months—as well as communal parking to the front. Nearby, you'll find playing fields ideal for walks and a leisure centre just a short stroll away. The flat is set within a quiet cul-de-sac in Waltham Abbey, offering peace and privacy.

Located just a 5-minute drive from Waltham Abbey's historic market town centre, with its charming pedestrianised high street and wide range of amenities, and only 10 minutes from Waltham Cross British Rail Station, this property is perfectly positioned for commuters.

Ideal for first-time buyers and investors alike, this property truly must be seen to be fully appreciated.

Call 01992 652 006 today to arrange your viewing and avoid disappointment!

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

Broadband (estimated speeds)  
Standard 6 mbps  
Superfast 132 mbps  
Ultrafast 1800 mbps

Satellite & Cable TV Availability  
BT  
Sky  
Virgin

#### ENTRANCE HALL

**LIVING ROOM 16'2 x 10'2**

**KITCHEN 9'1 x 7'10**

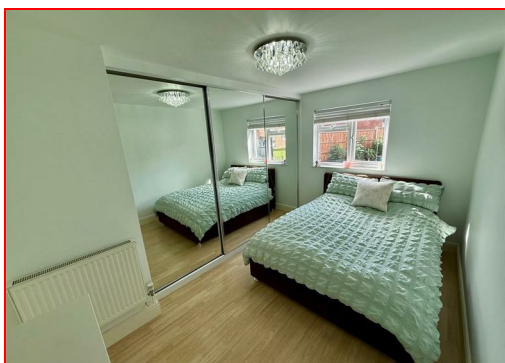
**BEDROOM 13'8 x 10'6**

**BATHROOM 7'4 x 7'3**

**COMMUNAL GARDEN**

#### DISCLAIMER

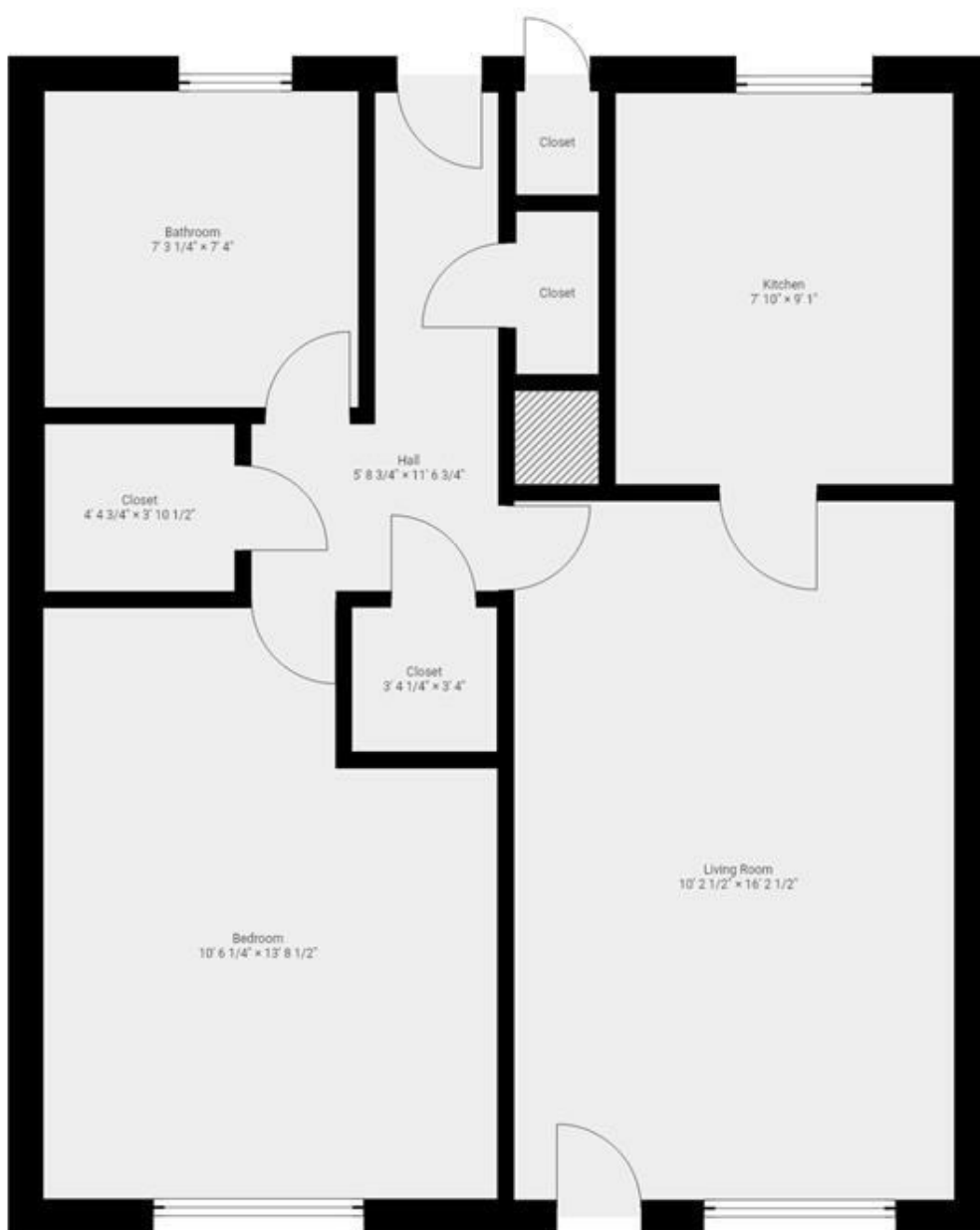
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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.



8A Sun Street, Waltham Abbey, Essex, EN9 1EE

T: 01992 652006  
www.kings-group.net



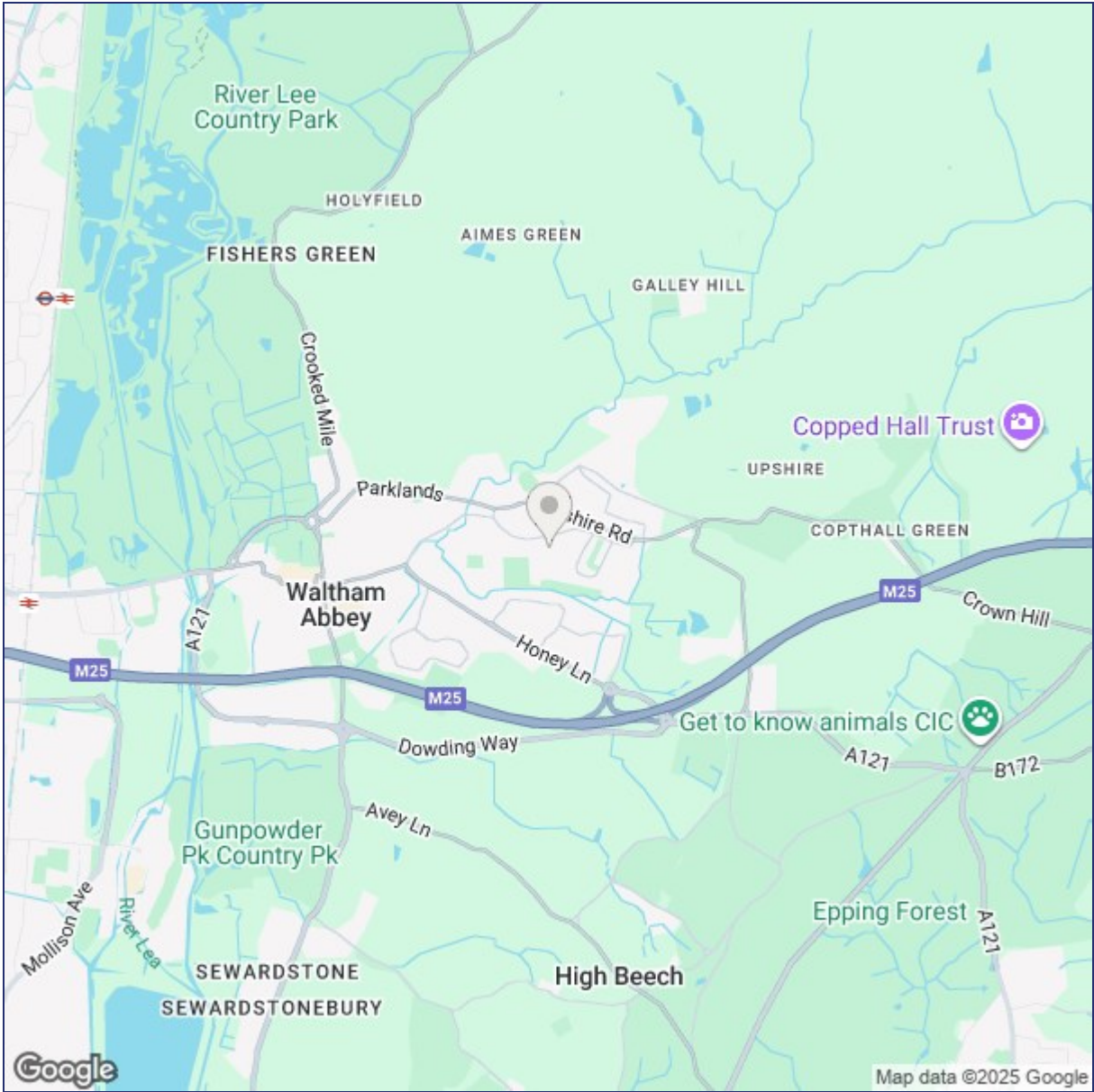


THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

8A Sun Street, Waltham Abbey, Essex, EN9 1EE

T: 01992 652006  
www.kings-group.net





Energy Efficiency Rating			Environmental Impact (CO <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) 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 <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.

