

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Eagle Close, EN9 3NA



Asking Price £275,000 Leasehold

*** BRAND NEW LEASE ***

Kings Group Waltham Abbey present this two bedroom ground floor flat to the market. The property comprises an entrance hallway, living room with space for a dining area, kitchen with base and eye level units, roll top work surfaces and integrated appliances, and a fully 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 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 - Average
EE - Good
Three - Good
Vodafone - Average

Broadband (estimated speeds)
Standard 4 mbps
Superfast 80 mbps
Ultrafast 330 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

HALL

LIVING ROOM 20'2 x 10'9

KITCHEN 9'0 x 8'9

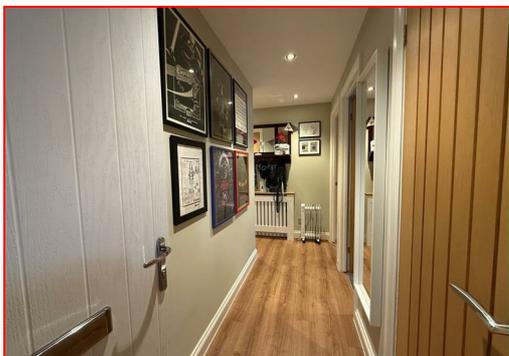
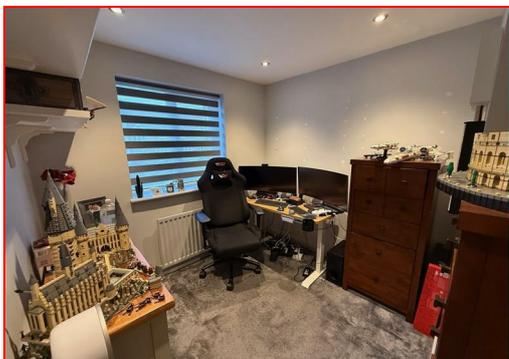
BEDROOM 11'3 x 8'10

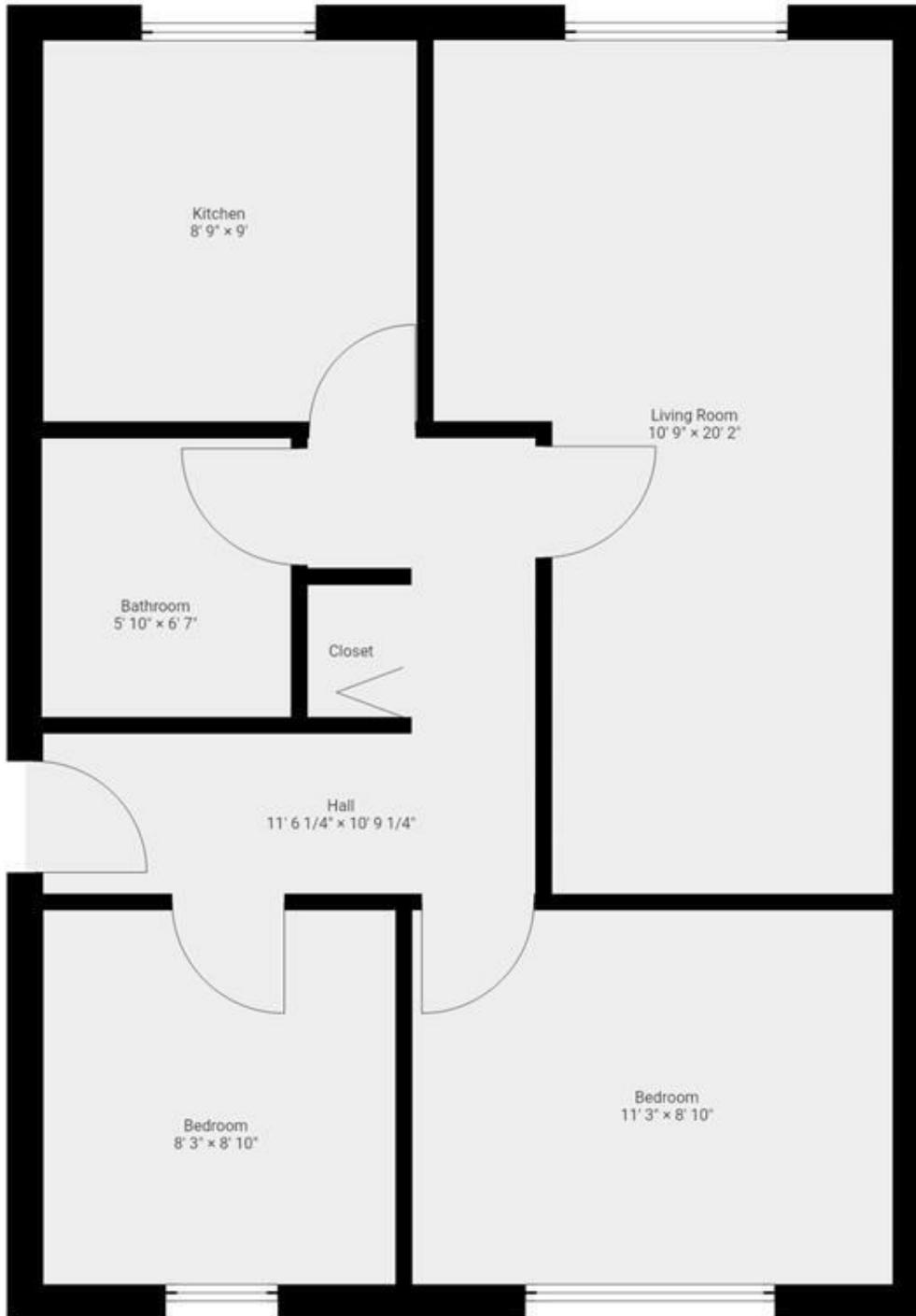
BEDROOM 8'10 x 8'2

BATHROOM

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.



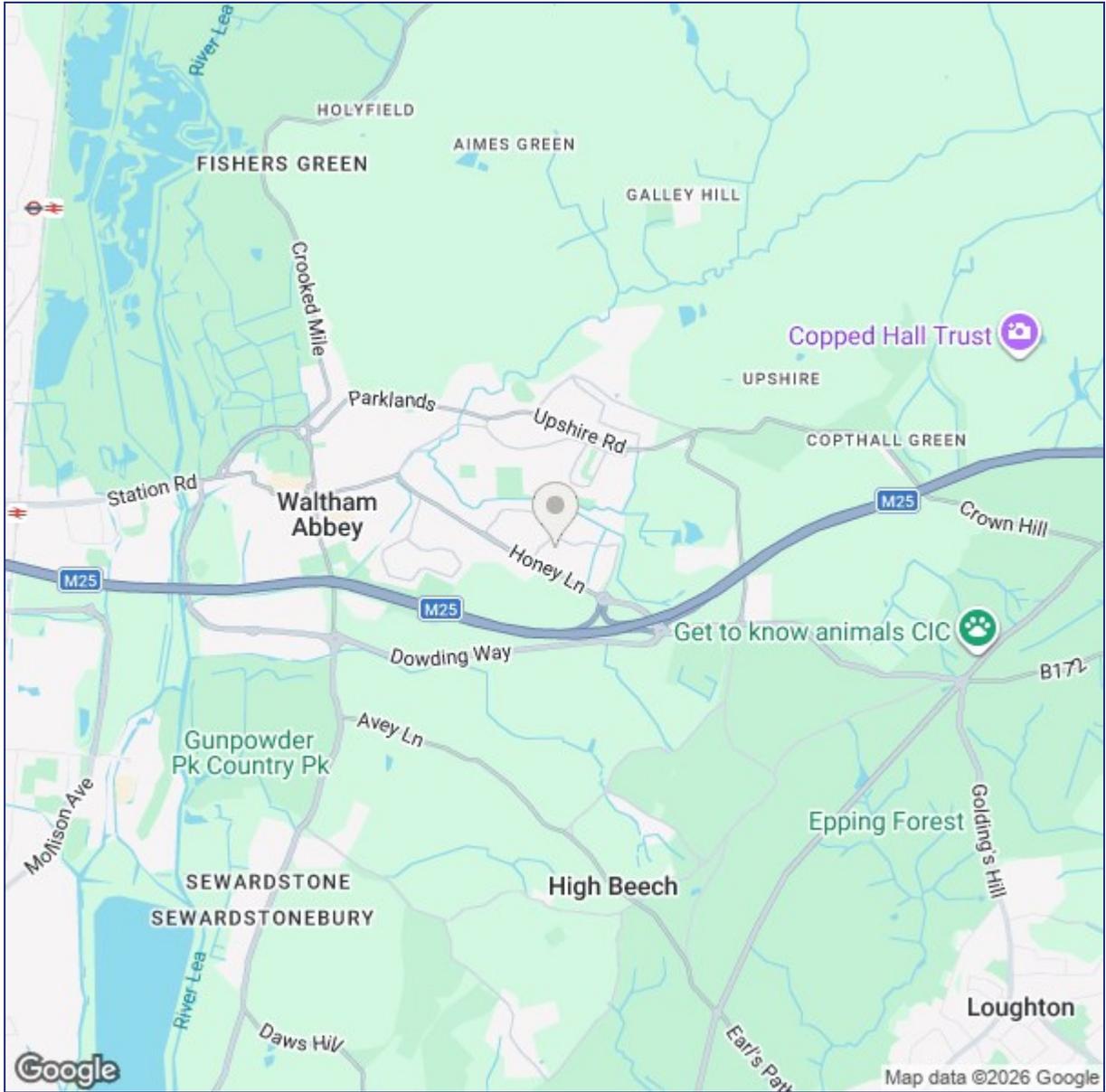


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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91)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

