

8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

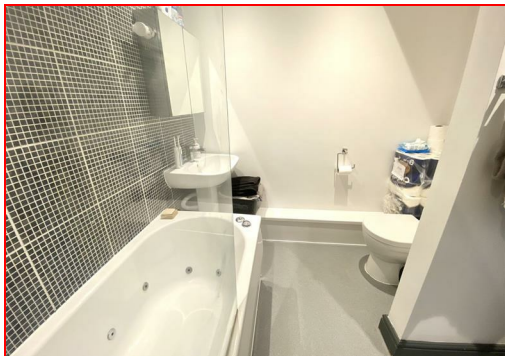
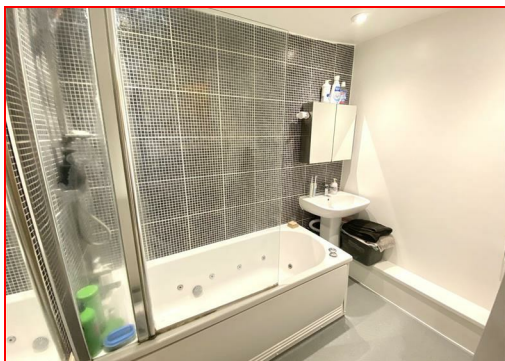
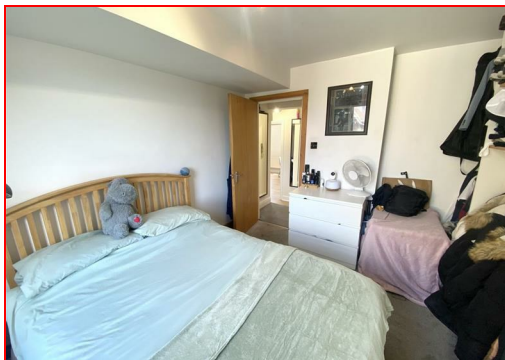
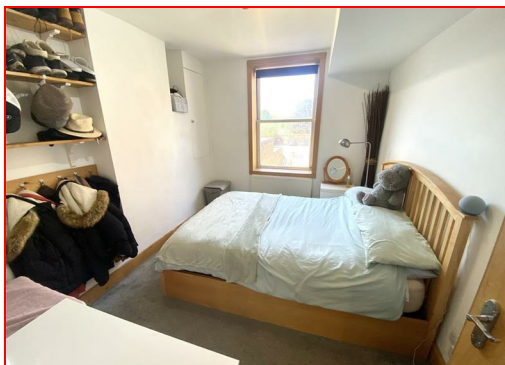
T: 01992 652006  
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## Darby Drive, EN9 1EQ



**Offers In Excess Of £220,000 Leasehold**



Kings Group are delighted to present this beautifully presented one-bedroom first-floor flat to the market.

Situated in a quiet yet central part of Waltham Abbey town centre, this stylish property boasts a modern kitchen, a bright and spacious lounge/diner, a large double bedroom, and a contemporary bathroom, all finished to a high standard throughout.

Perfectly positioned for commuters, the flat is just a 2-minute walk to the nearest bus stop, offering a direct route to Waltham Cross British Rail Station in under 10 minutes. The property also falls within the catchment area for excellent local primary and secondary schools, making it ideal for both professionals and young families alike.

Additionally, you're just a 5-minute walk from a wide range of local amenities, including shops, cafes, and restaurants, adding to the property's appeal.

This home offers a fantastic blend of comfort, convenience, and location — early viewing is highly recommended to fully appreciate all it has to offer.

Lease Term: 125 Years From 29 September 2005.  
Lease Term Remaining 105 years.

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 14 mbps  
Superfast 80 mbps  
Ultrafast -

Satellite & Cable TV Availability  
BT  
Sky  
Virgin

#### HALLWAY

**LIVING ROOM 18'0 x 13'11**

**KITCHEN 8'10 x 7'9**

**BEDROOM 11'0 x 9'4**

**BATHROOM 7'9 x 8'11**

#### 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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