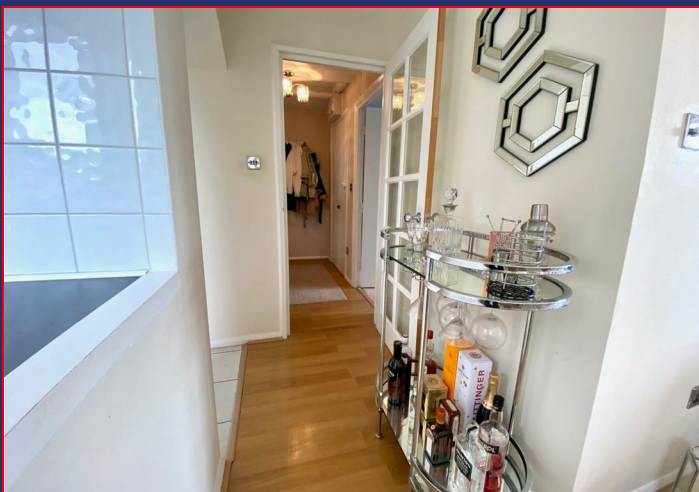


8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Howard Close, EN9 1XB



Asking Price £220,000 Leasehold



Kings Group – Waltham Abbey are pleased to present this well-maintained one-bedroom second floor flat, ideal for first-time buyers, investors, or those looking to downsize with a long lease of 180+ years.

Accessed via a secure entry system, the flat opens into a spacious hallway with stylish laminate flooring, creating a warm and inviting welcome. A standout feature is the private loft access—a rare and valuable bonus in flats—providing generous additional storage space.

The double bedroom is generously sized, featuring comfortable carpet flooring and offering plenty of space for a bed, drawers, and additional furnishings such as a dressing table.

The living/dining area provides a bright and versatile space, finished with low-maintenance laminate flooring—ideal for both relaxing and entertaining. The kitchen is fitted with a mix of oak and glass-fronted storage units, complemented by white tiled splashbacks and practical tiled flooring—blending warmth and functionality with a stylish finish. A fully tiled bathroom with a modern white three-piece suite completes this fantastic home.

Location:

Perfectly positioned in the heart of historic Waltham Abbey, just steps from local shops, cafés, and amenities. Excellent transport links make commuting easy, with Waltham Cross Station just a 10-minute drive away, offering direct access into London and surrounding areas.

Coverage

Mobile (based on calls indoors)

O2 - Good

EE - Average

Three - Average

Vodafone - Average

Broadband (estimated speeds)

Standard 7 mbps

Superfast 80 mbps

Ultrafast 330 mbps

Satellite & Cable TV Availability

BT

Sky

Virgin

HALL

LIVING ROOM 10'02 x 17'00

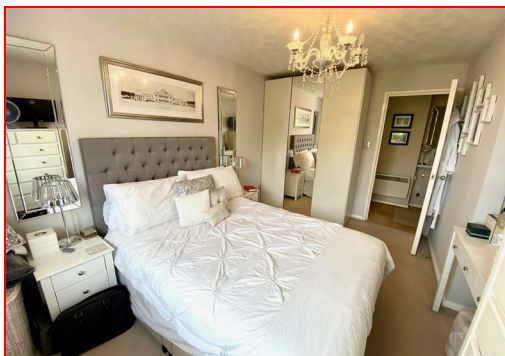
KITCHEN 5'10 x 10'06

BATHROOM 7'03 x 5'06

BEDROOM 9'06 x 13'01

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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.
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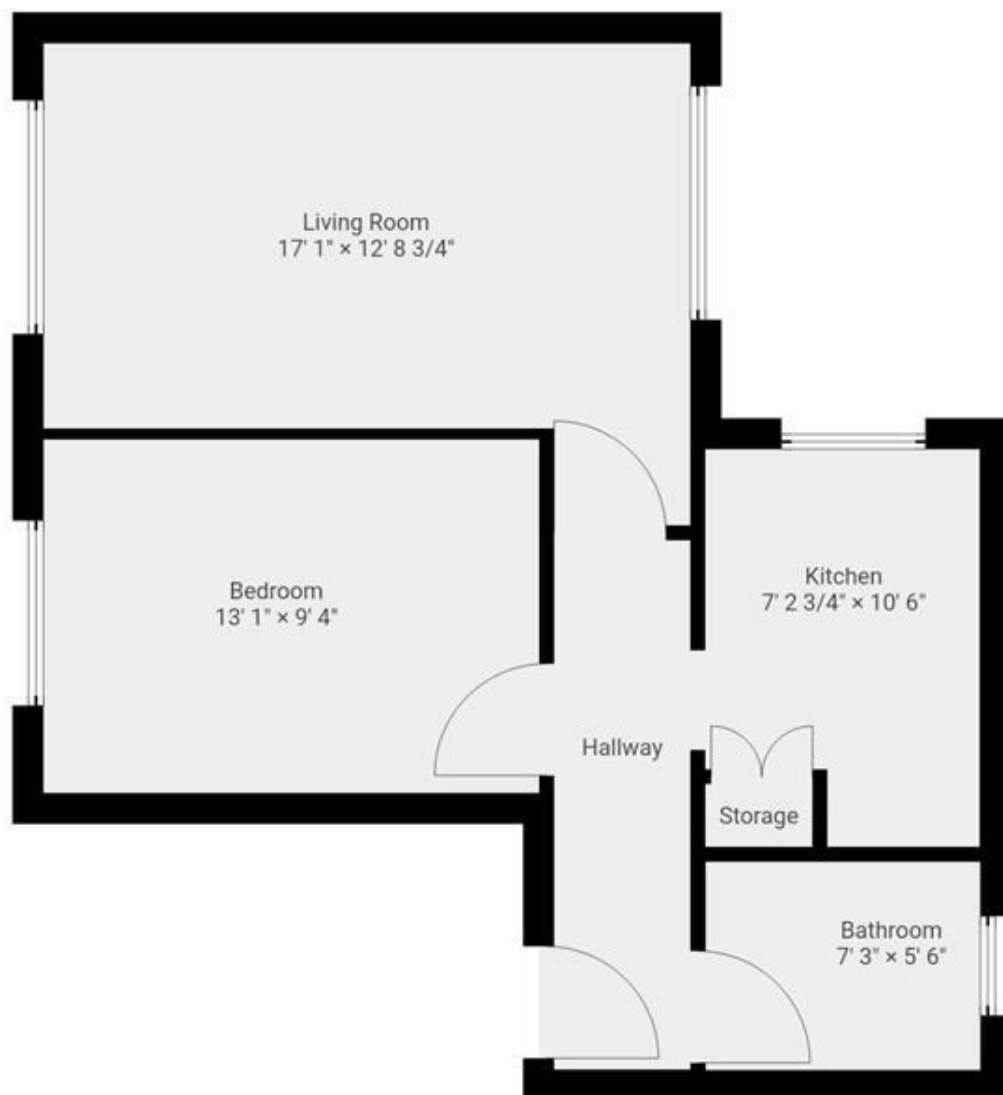


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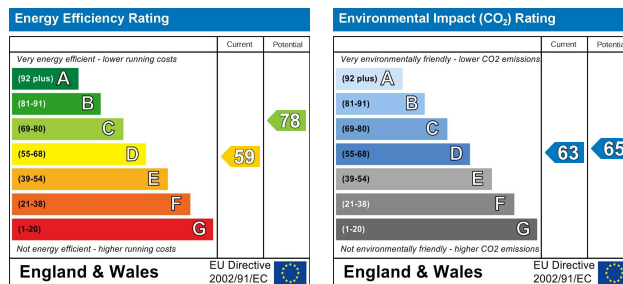
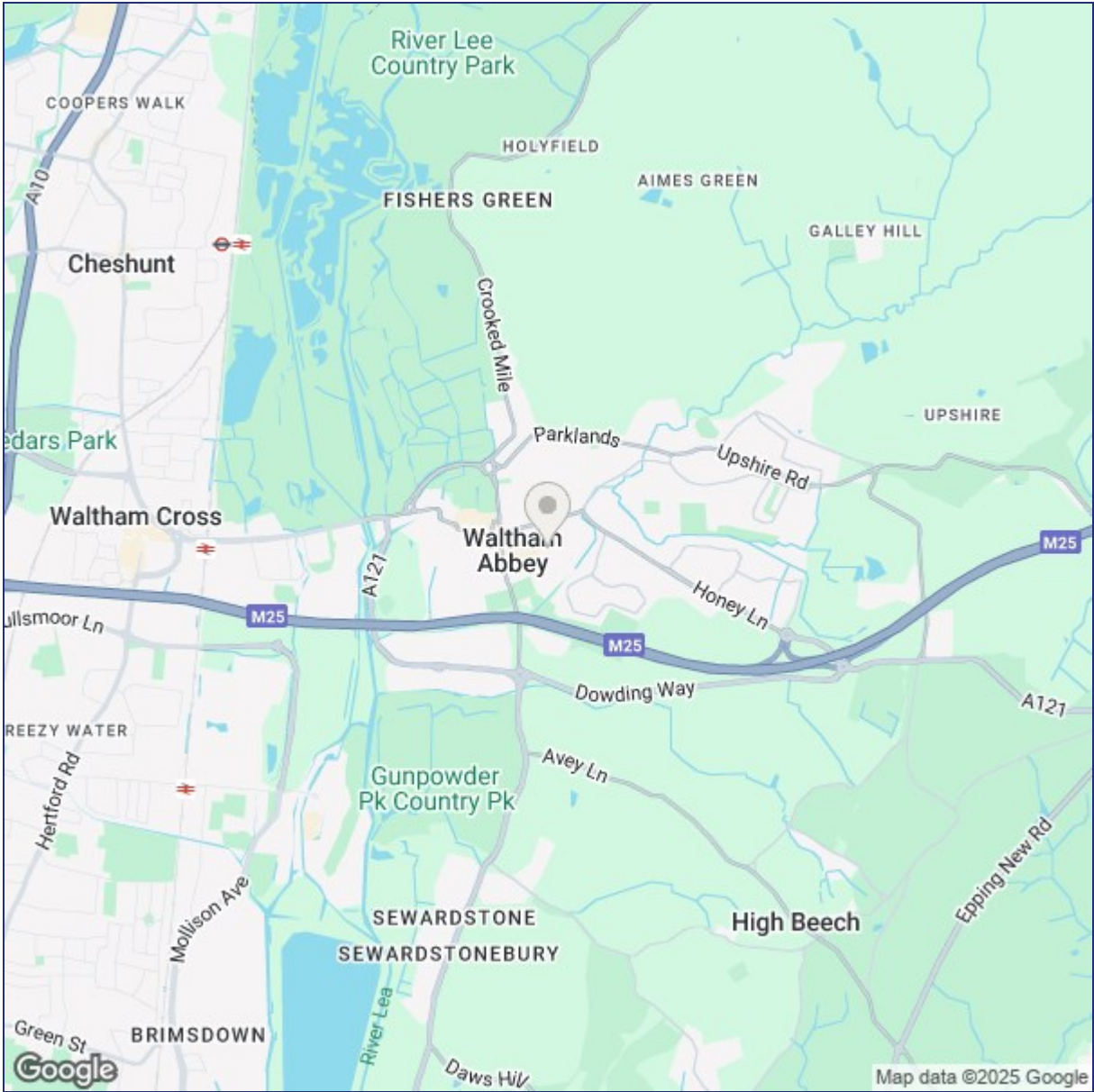
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("These details are correct at time of going to press").

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