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Waltham Abbey  
Essex  
EN9 1EE

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

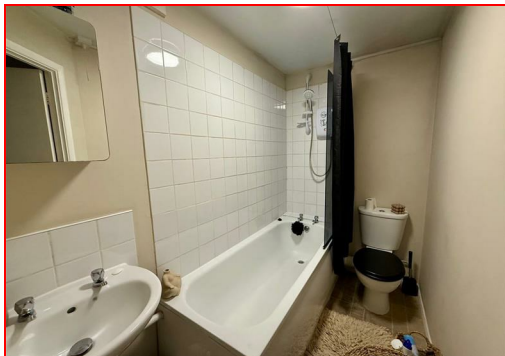
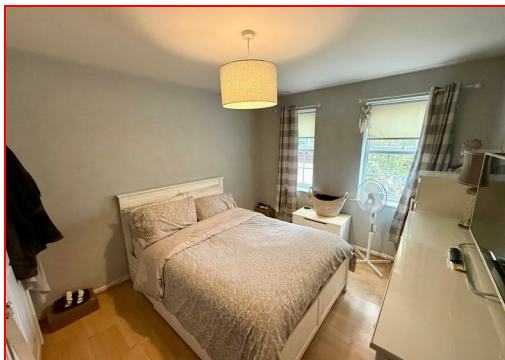


## Howard Close, EN9 1XG



**Asking Price £265,000 Leasehold**





Kings Group – Waltham Abbey are delighted to present to the market this well-presented two bedroom first floor flat, ideally located within easy reach of the historic town centre.

Upon entering the property via the secure entry system, you are welcomed by a generous entrance hallway offering access to all rooms and ample built-in storage cupboards. The bright and spacious living room provides a comfortable setting for relaxing or entertaining, while the kitchen is fitted with a range of base and eye-level units, roll top work surfaces, and tiled splash backs.

The master bedroom benefits from fitted wardrobes, and the second bedroom is a good-sized single – ideal as a guest room, home office, or nursery. The family bathroom is equipped with a modern three-piece suite.

The property also benefits from well-maintained communal areas and plentiful communal parking, making this an ideal purchase for first-time buyers, downsizers, or investors alike.

Located just a 5-minute walk to Waltham Abbey's vibrant pedestrianised high street and local amenities, and only a short drive to Waltham Cross Station and Junction 26 of the M25, this home is perfectly placed for commuters.

Call our Sun Street office now to arrange your viewing and avoid disappointment - 01992 652 006!

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

Broadband (estimated speeds)  
Standard 7 mbps  
Superfast 80 mbps  
Ultrafast 1000 mbps

Satellite & Cable TV Availability  
BT  
Sky  
Virgin

#### ENTRANCE HALL

**LIVING ROOM 12'10 x 11'**

**KITCHEN 11' x 7'**

**BEDROOM 10'7 x 10'6**

**BEDROOM 10'6 x 6'4**

#### BATHROOM

#### DISCLAIMER

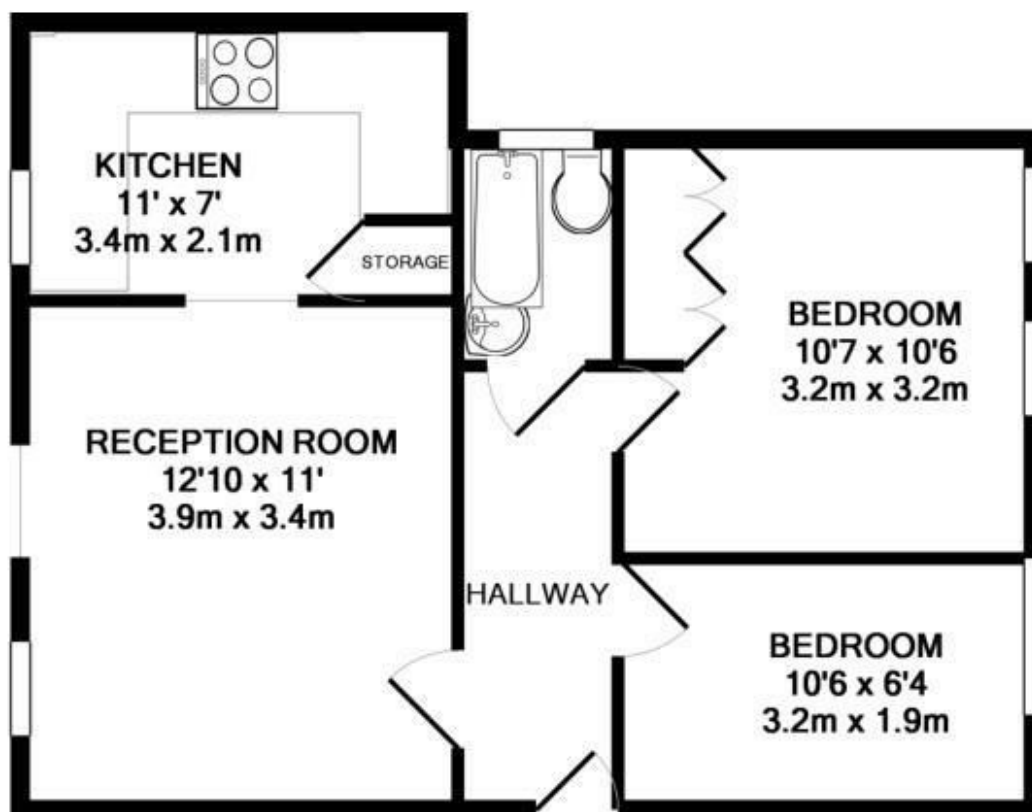
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and 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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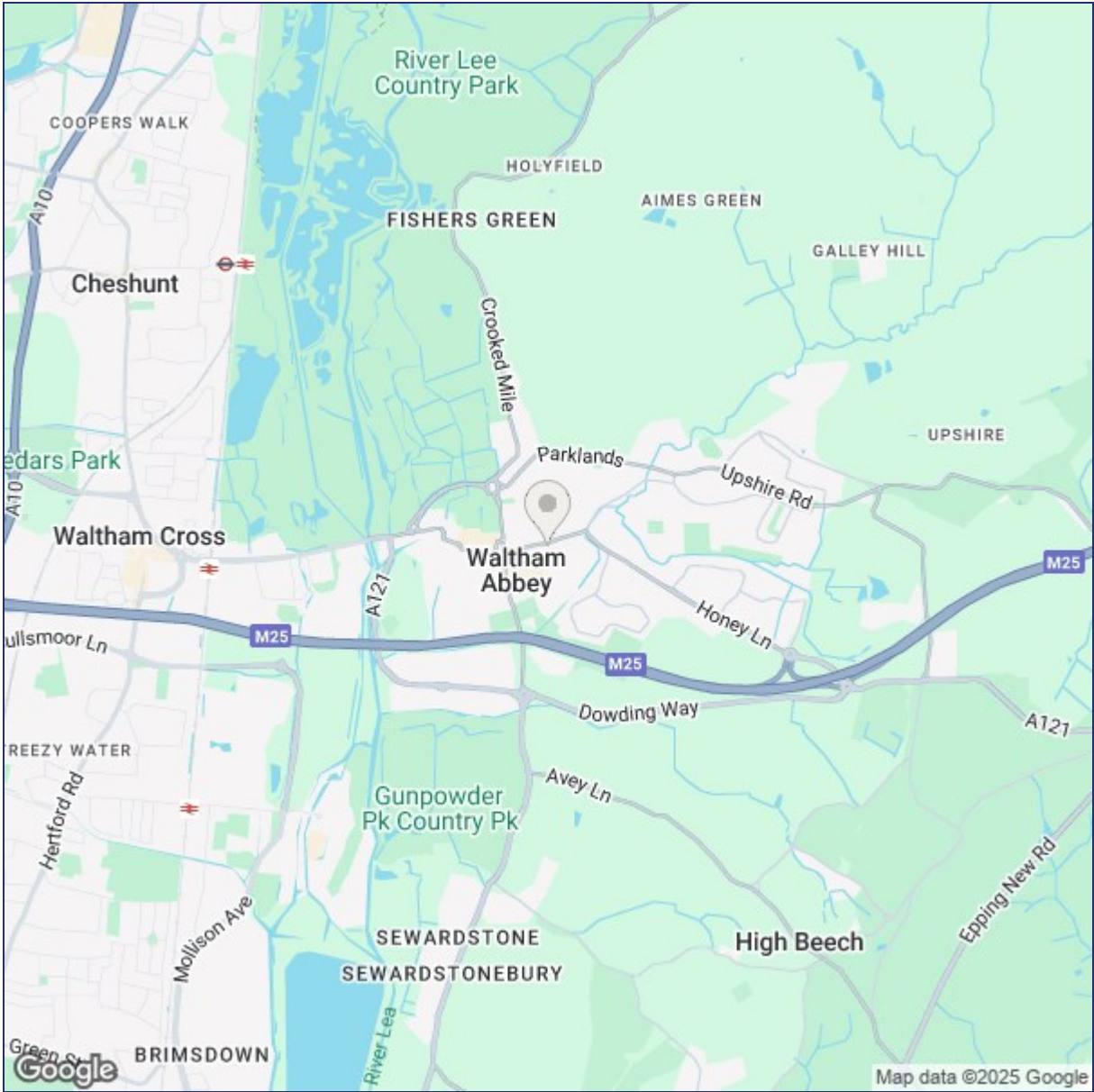




**TOTAL APPROX. FLOOR AREA 464 SQ.FT. (43.1 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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.

