



Galley Hill, EN9 2AL
Waltham Abbey





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Kings Group Waltham Abbey present this two-bedroom mobile home for sale.

??The property includes a practical living room, a functional kitchen with base and eye-level units, roll-top work surfaces, and tiled splashbacks. It offers two double bedrooms and a family bathroom.

??Outside, the home features a wraparound garden and a parking space. Conveniently located, it provides easy access to the M25, local transport links, and is just a five-minute drive from the town center.

??Age requirement of 55+ years.

Call Kings Group now on ??01992 652 006 to arrange your viewing and avoid disappointment.

Coverage

Mobile (based on calls indoors)

O2 - Poor

EE - Average

Three - Average

Vodafone - Average

Broadband (estimated speeds)

Standard 2 mbps

Superfast 80 mbps

Ultrafast -

Satellite & Cable TV Availability

BT

Sky

Offers In Excess Of £100,000



- **MOBILE HOME**
- **2 BEDROOMS**
- **PARKING SPACE**
- **EPC RATING TBC**

- **OVER 55'S**
- **DOUBLE GLAZED**
- **COUNCIL TAX BAND A**

LIVING ROOM / KITCHEN

BEDROOM

BEDROOM

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

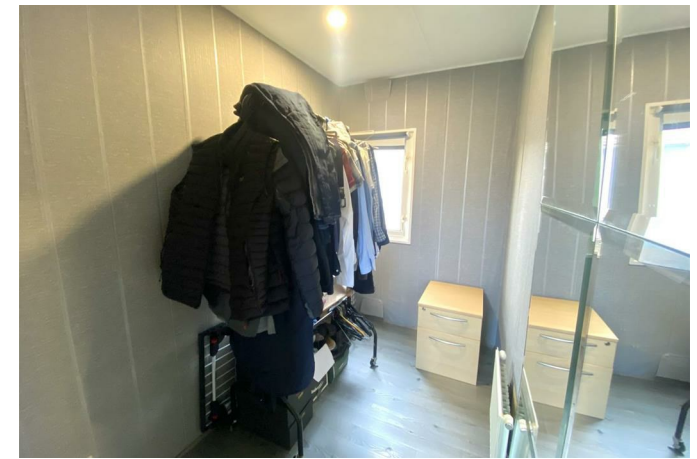
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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.

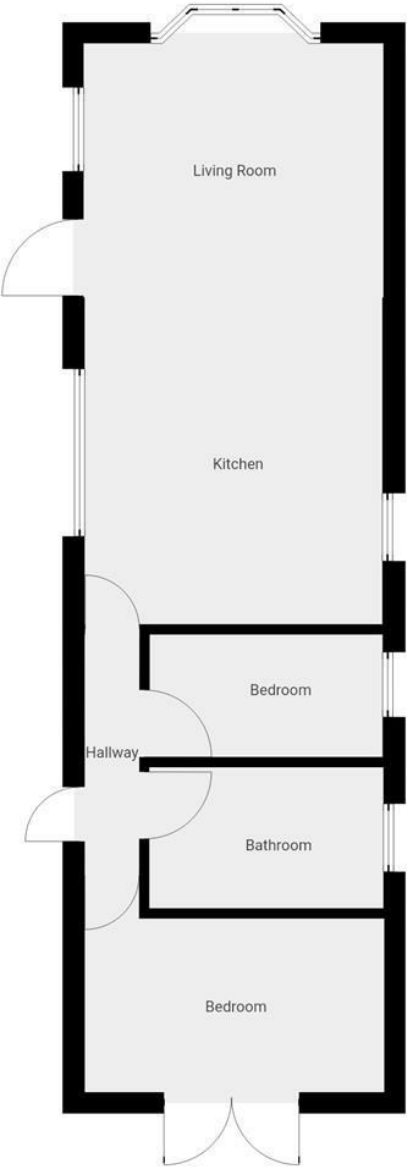
6. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE**

BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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. Note: These details are correct at time of going to press.

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