

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

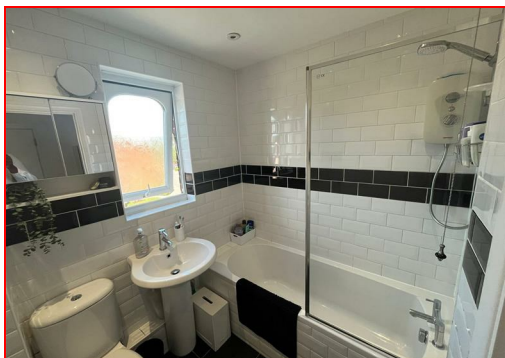
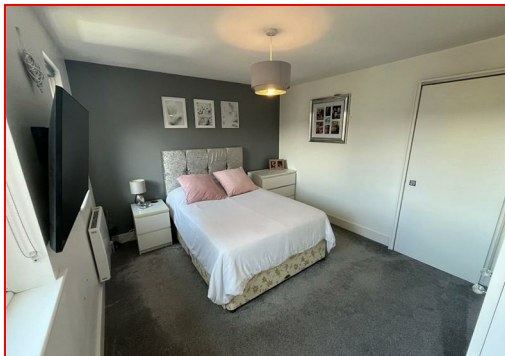
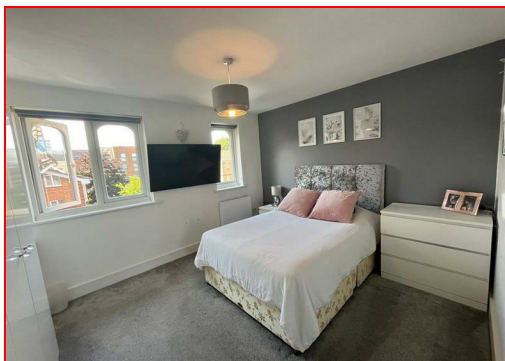
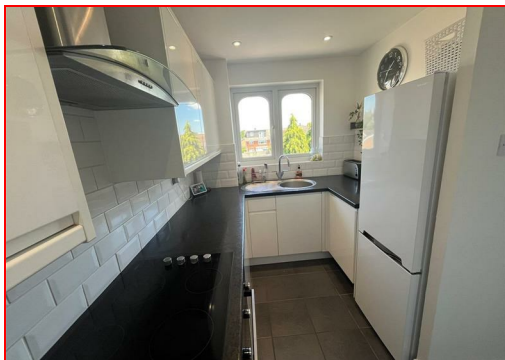
T: 01992 652006
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Howard Close, EN9 1XB



Asking Price £225,000 Leasehold



CHAIN FREE & LONG LEASE – 1 BEDROOM TOP FLOOR FLAT!

Kings Group Waltham Abbey are delighted to present this well-maintained one-bedroom top floor flat to the market.

Accessed via a secure entry system, the property opens into a spacious hallway finished with laminate flooring, offering a warm welcome and a sense of space. A key feature is the private loft hatch located in the hallway, giving access to a large loft area ideal for storage – a rare and valuable bonus in flats.

The double bedroom is a generous size and comes complete with floor-to-ceiling fitted wardrobes, while still offering space for additional furniture such as drawers or a dressing table.

The living/dining room is finished with comfortable carpet flooring, creating a cosy space for relaxing or entertaining. The kitchen features modern white high-gloss base and eye-level units, white tiled splashbacks, and tiled flooring – practical and stylish in equal measure. The fully tiled bathroom is finished with a modern white three-piece suite, completing this excellent home.

Situated in the heart of the historic market town of Waltham Abbey, with shops, cafés, and all local amenities just steps away. For commuters, Waltham Cross British Rail Station is only a 10-minute drive, offering easy access into London and surrounding areas.

Offered chain free and with a long lease, this property is perfect for first-time buyers, investors, or those looking to downsize.

Call 01992 652 006 today to arrange your viewing – this one won't be around for long!

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 & DINING ROOM 14x10'1

BEDROOM 12'6x10'5

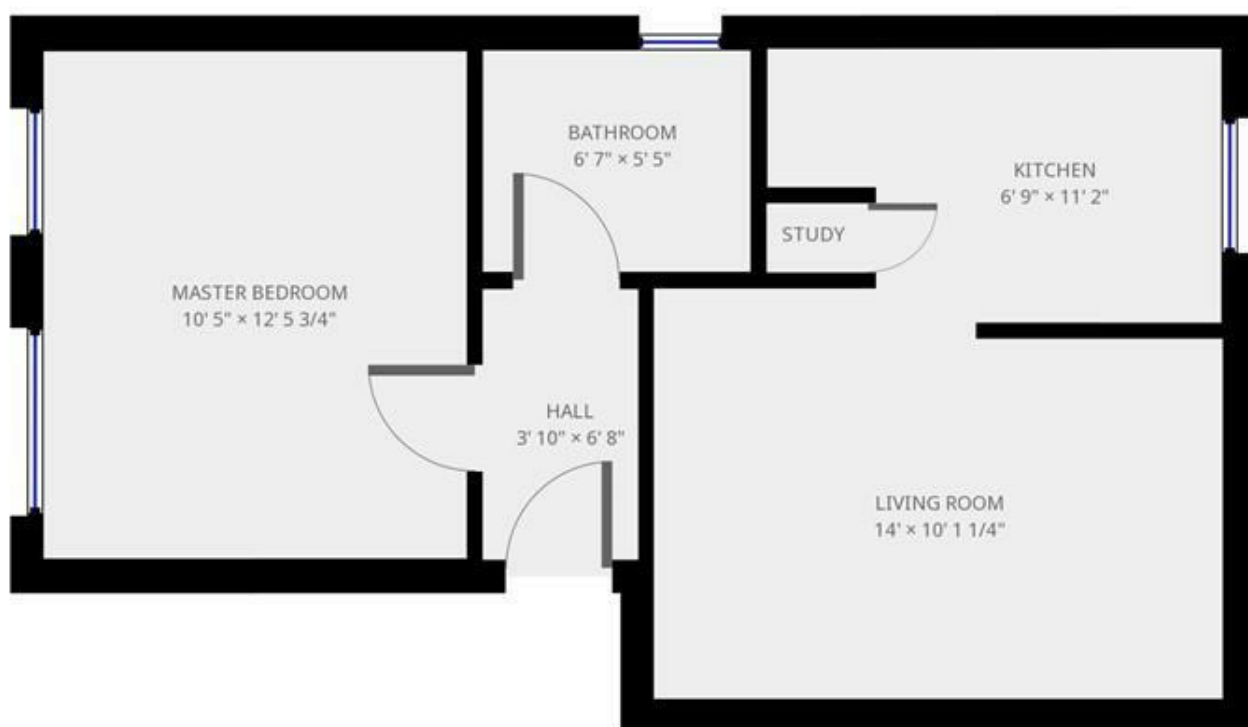
BATHROOM 6'7x5'5

KITCHEN 11'12x8'6

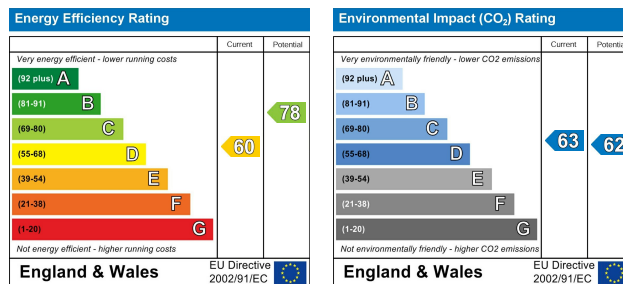
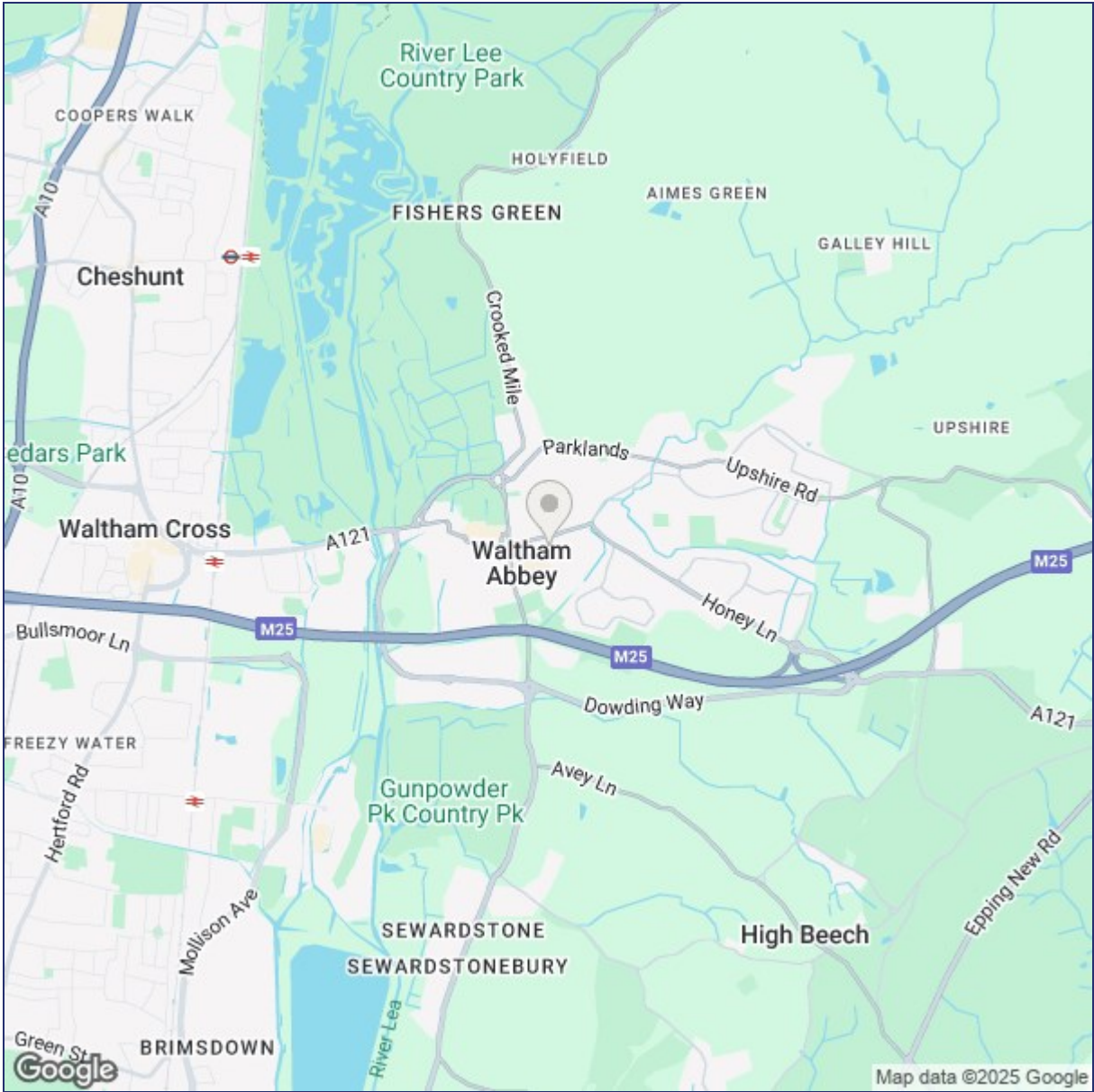
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and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

Ground Floor



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