

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Downlands, EN9 1UH



Asking Price £285,000 Leasehold

*** CHAIN FREE ***

Nestled in the charming area of Downlands, Waltham Abbey, this delightful flat offers a perfect blend of comfort and convenience. Spanning an impressive 678 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely environment that you will love coming back to.

The flat also boasts a modern bathroom, equipped with essential amenities to cater to your daily needs. The kitchen area is functional and well-appointed, providing ample space for culinary pursuits.

One of the standout features of this property is the convenience of parking for one vehicle, a valuable asset in this desirable location. Residents can enjoy the tranquillity of the surrounding area while being just a stone's throw away from local amenities, including shops, parks, and excellent transport links.

This flat in Downlands is not just a place to live; it is a wonderful opportunity to embrace a lifestyle of comfort and accessibility. Whether you are looking to buy or rent, this property is sure to impress with its appealing features and prime location.

Do not miss the chance to make this charming flat your new home - call Kings today on 01992 652 006.

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

Broadband (estimated speeds)
Standard 3 mbps
Superfast 46 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

HALL

LIVING ROOM 16'06 x 12'05

KITCHEN 10'03 x 9'40

BEDROOM 17'9 x 8'8

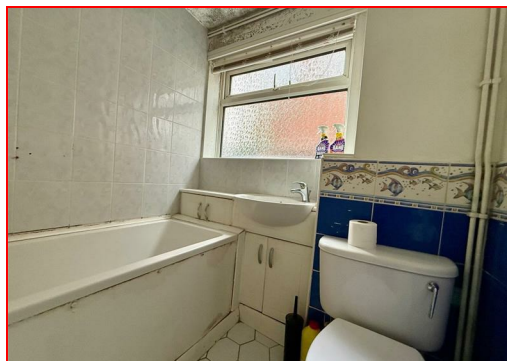
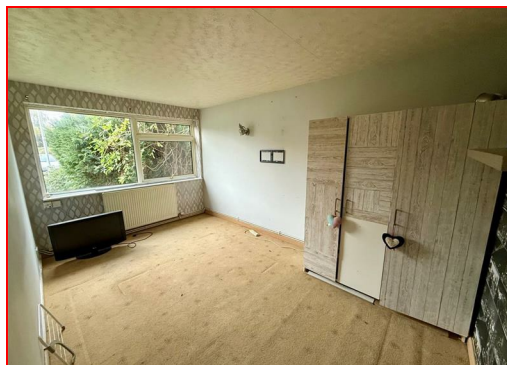
BEDROOM 11'5 x 9'1

BATHROOM

GARAGE

DISCLAIMER

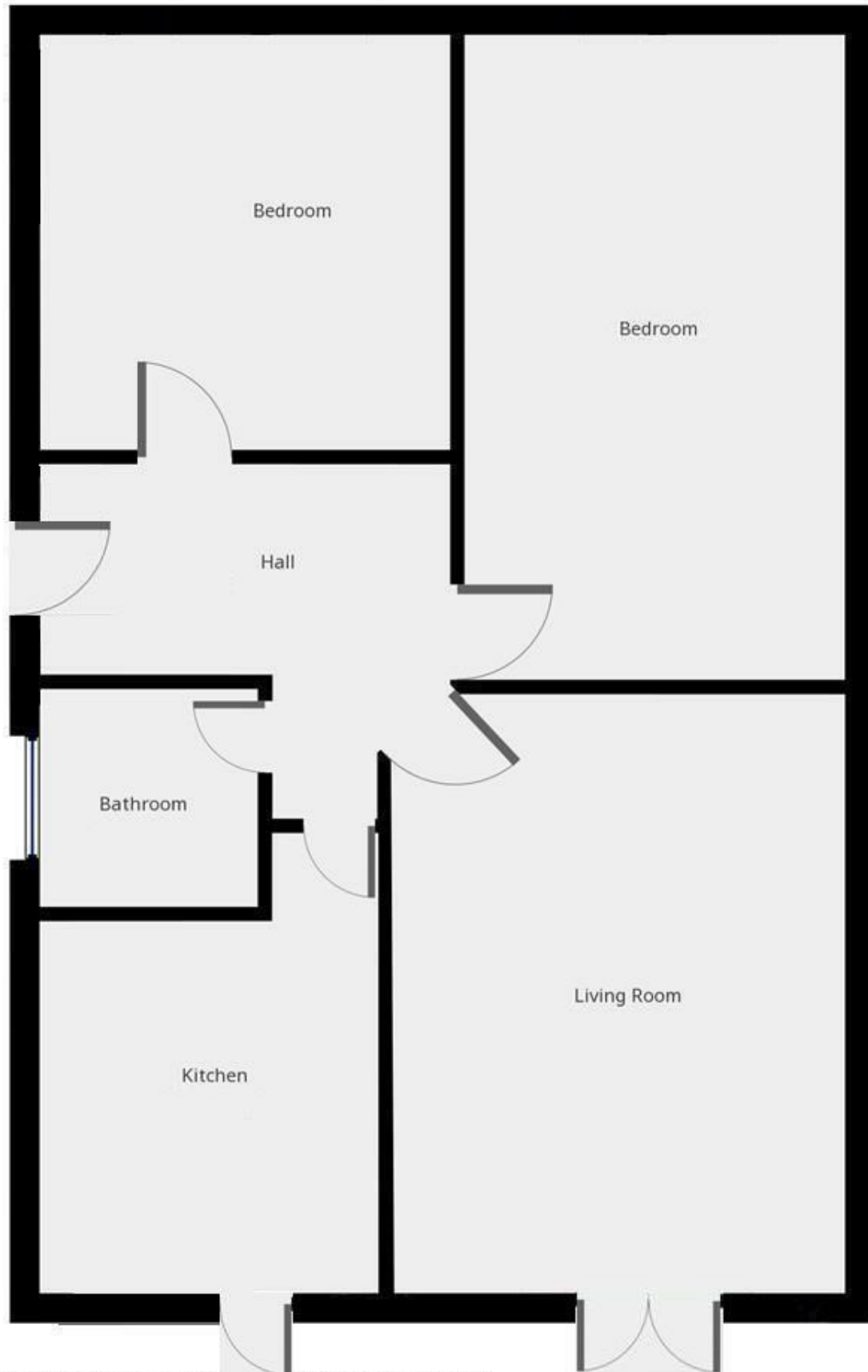
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and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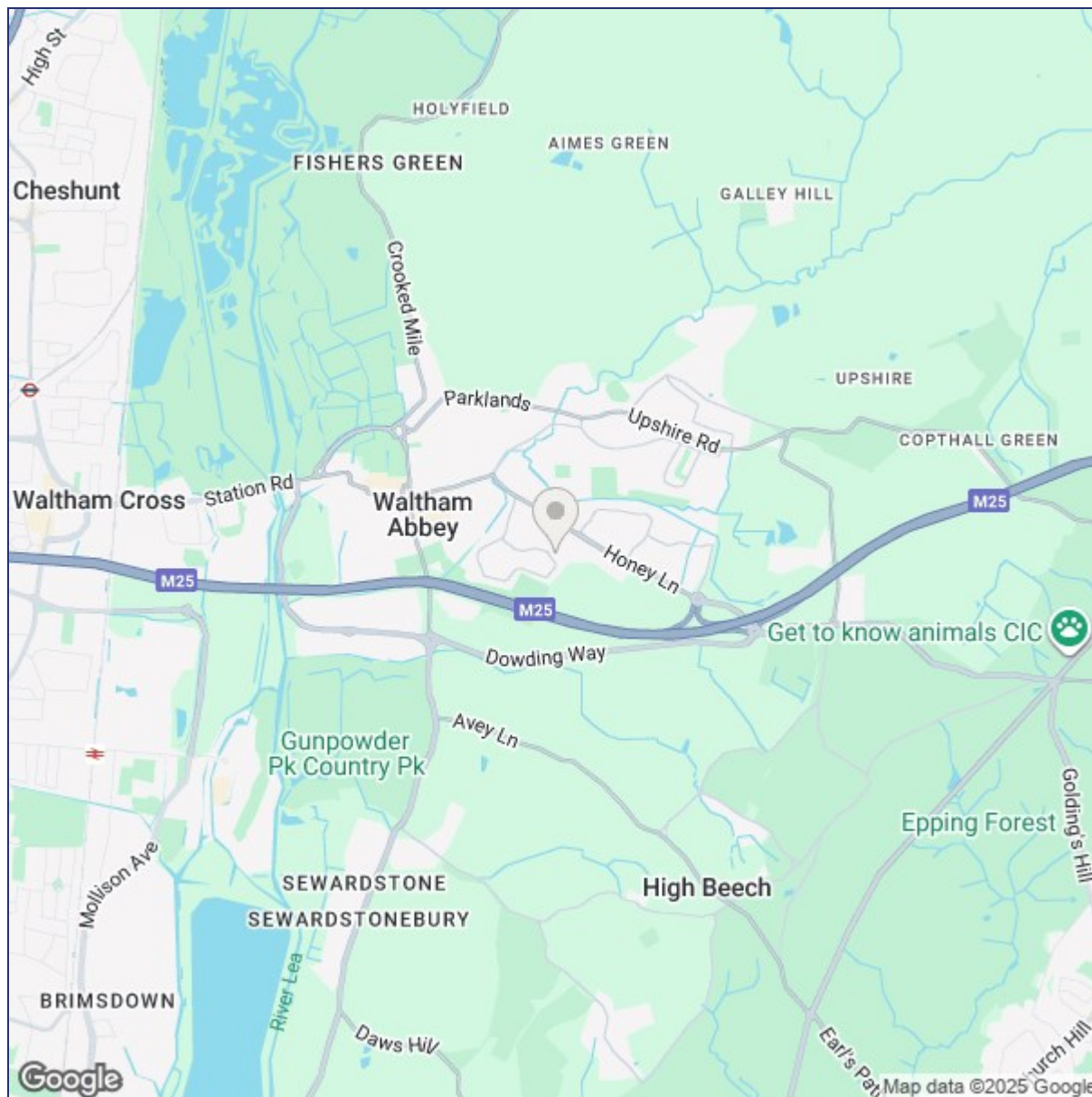


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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) 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 ₂ emissions
England & Wales		72	78
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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

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