

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Mallion Court, EN9 3EQ



Offers In Excess Of £220,000 Leasehold



KINGS GROUP – WALTHAM ABBEY are delighted to present this well-presented one-bedroom ground floor flat to the market.

The property comprises a welcoming entrance hallway offering ample built-in storage, a bright and spacious living room, and a well-appointed kitchen featuring a range of base and eye-level units, roll-top work surfaces, and tiled splashbacks.

The generously sized bedroom provides plenty of space for wardrobes and even offers the potential to create a walk-in wardrobe. Completing the home is a partially tiled family bathroom fitted with a white three-piece suite.

Externally, the property benefits from access to a communal garden—perfect for enjoying the warmer months—as well as communal parking to the front. Nearby, you'll find playing fields ideal for walks and a leisure centre just a short stroll away. The flat is set within a quiet cul-de-sac in Waltham Abbey, offering peace and privacy.

Located just a 5-minute drive from Waltham Abbey's historic market town centre, with its charming pedestrianised high street and wide range of amenities, and only 10 minutes from Waltham Cross British Rail Station, this property is perfectly positioned for commuters.

Ideal for first-time buyers and investors alike, this property truly must be seen to be fully appreciated.

Call 01992 652 006 today to arrange your viewing and avoid disappointment!

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

Broadband (estimated speeds)
Standard 6 mbps
Superfast 132 mbps
Ultrafast 1800 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

ENTRANCE HALL

LIVING ROOM 16'2 x 10'2

KITCHEN 9'1 x 7'10

BEDROOM 13'8 x 10'6

BATHROOM 7'4 x 7'3

COMMUNAL GARDEN

DISCLAIMER

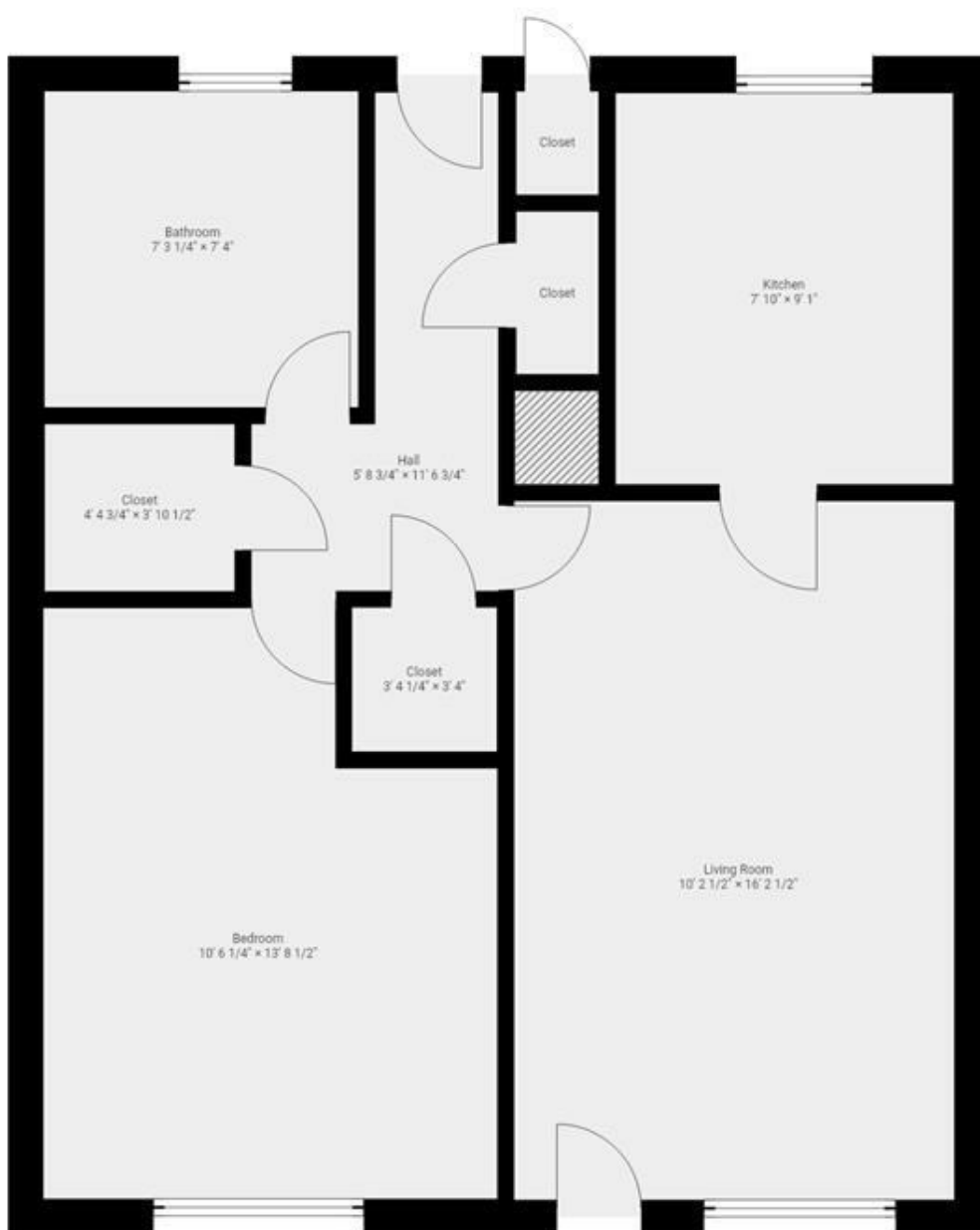
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and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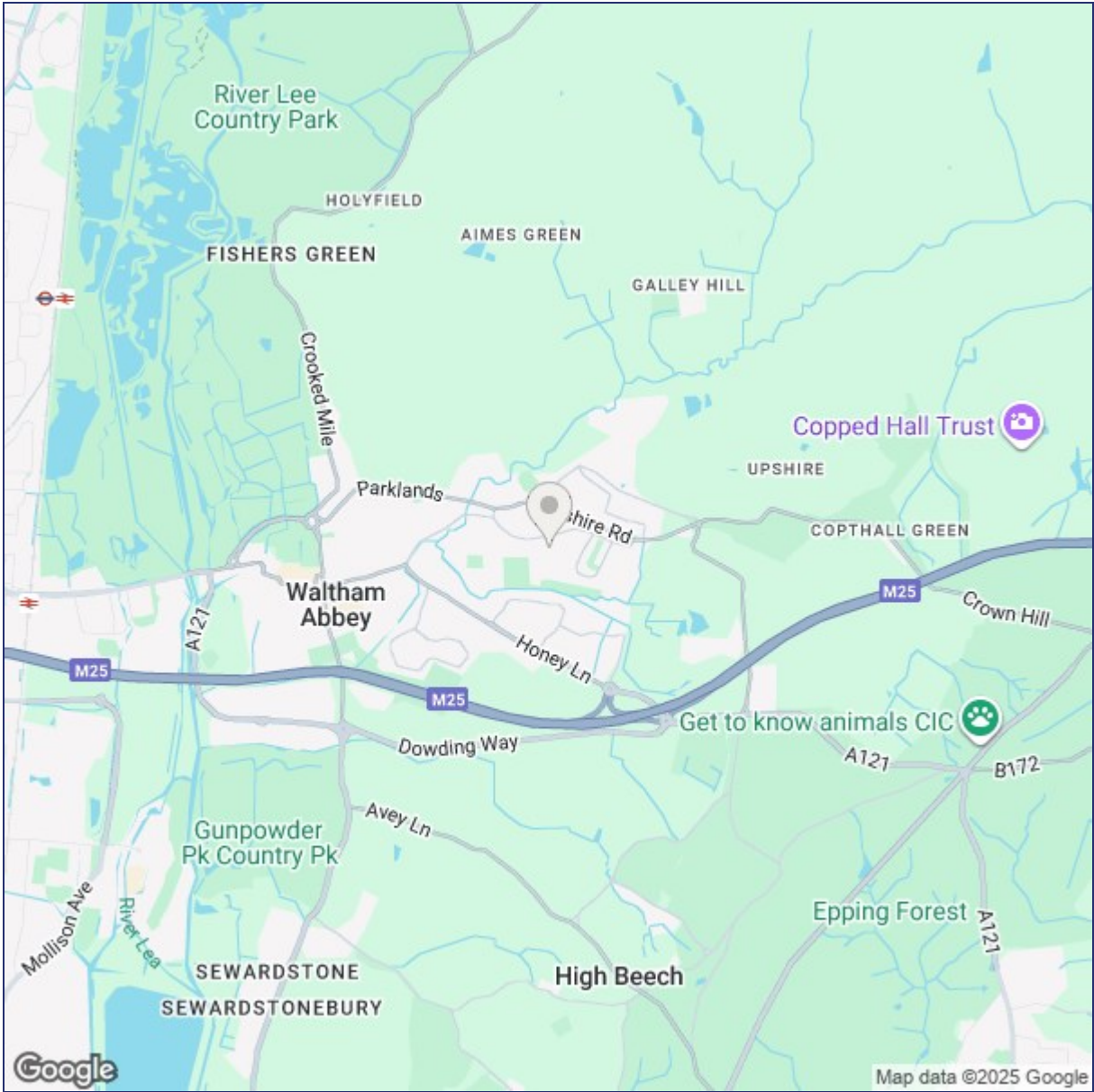


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) 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		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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

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