



Amwell Court, EN9 3EA
Waltham Abbey



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Kings of Waltham Abbey are pleased to offer this CHAIN FREE one-bedroom flat to the market.

The property is accessed via a secure telecom entry system, leading to a hallway with two storage cupboards.

The bathroom includes a white three-piece suite and tiled walls. The bedroom is a double with space for freestanding storage.

The living room has space for a dining table and chairs and opens into the kitchen. The kitchen includes white wood-effect units, tiled splashbacks, and roll-top work surfaces.

The property has new double glazing throughout.

There is communal parking at the front and a green space at the rear. Nearby, there are playing fields suitable for walks and leisure centre only a short walk away. The flat is located in a quiet cul-de-sac in Waltham Abbey.

Being only a 5 min drive to Waltham Abbey's historic market town centre and all the amenities its pedestrianised high street has to offer. Also just a 10 min drive to Waltham Cross British Rail station you are perfectly situated for commuting. Ideal for first time buyers and investors, this property really must be seen to be fully appreciated.

Call 01992 652 006 to arrange your viewing and avoid disappointment.

Lease Term 125 years from 5 December 1994 expiring on 4 December 2119.
Lease Term Remaining 94 years.

Offers In Excess Of £100 000



- CHIAN FREE
- 1 BEDROOM FLAT
- COMES FULLY FURNISHED
- GREAT TRANSPORT LINKS
- QUIET LOCATION

- LEASEHOLD (94 YEARS)
- AMPLE STORAGE
- GAS CENTRAL HEATING + NEW DOUBLE GLAZING
- COMMUNAL PARKING
- 5 MIN WALK TO LEISURE CENTRE AND LOCAL SHOPS

HALL

LIVING ROOM 16'1x10'1 (4.90mx3.07m)

KITCHEN 8'3x8 (2.51mx2.44m)

BEDROOM 13'1x10'1 (3.99mx3.07m)

BATHROOM 6'2x6'1 (1.88mx1.85m)

CLOSET 4'8x4'3 (1.42mx1.30m)

CLOSET 4'1x2'6 (1.24mx0.76m)

CLOSET 3'6x2'4 (1.07mx0.71m)

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.

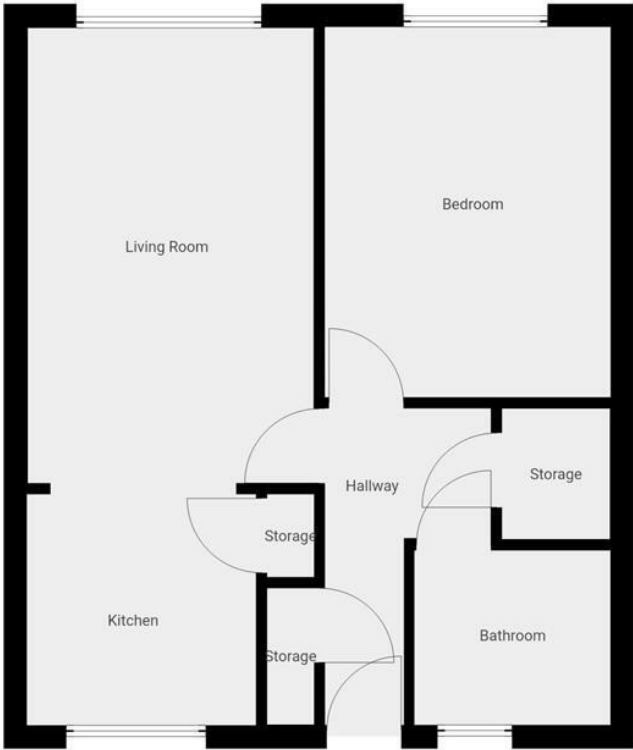
5. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.

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	61	68
(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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