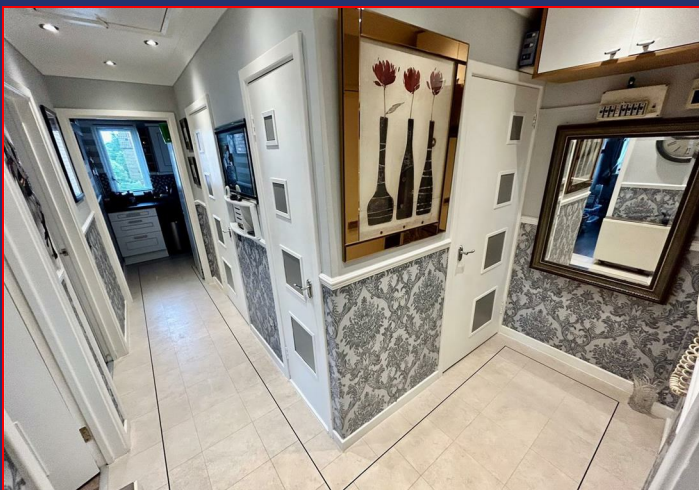


8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

T: 01992 652006  
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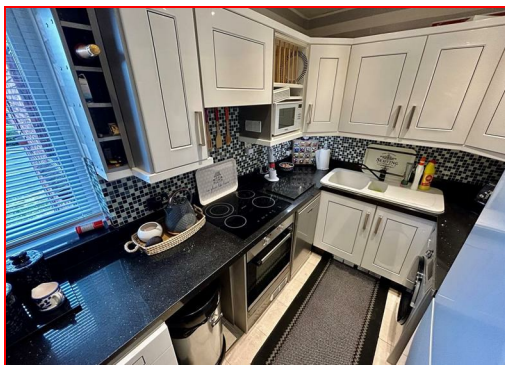


## Quaker Lane, EN9 1HR



**Asking Price £150,000 Leasehold**





Introducing a 2-bedroom retirement property, brought to you by Kings Group Waltham Abbey. The residence offers a comfortable and convenient lifestyle. Upon entering, you are greeted by the entrance hall leading to a living room measuring 13'8 x 10'4. The kitchen boasts modern base and eye-level units, complemented by a black quartz roll top work surfaces and tiled splashbacks.

The property comprises a well-proportioned double bedroom featuring fitted wardrobes, as well as a single bedroom. A fully tiled bathroom completes the layout. Storage cupboards are incorporated throughout the property. Additionally, residents can benefit from communal parking facilities and a garden area.

Situated in the heart of Waltham Abbey's historic market town centre, this property offers convenience, with a variety of amenities right at your doorstep. For commuters, Waltham Cross British Rail station is a 15-minute walk away, while Junction 26 of the M25 can be reached within a 5-minute drive.

The lease term for this property, is 99 years. The council tax band is B, and the floor area spans approximately 548 ft<sup>2</sup> (51 m<sup>2</sup>). EPC Pending.

Over 55's are eligible for this property.

To arrange a viewing contact Kings Group now at 01992 652 006.

#### **HALL**

**LIVING ROOM 13'8 x 10'4**

**KITCHEN 9'3 x 7'4**

**BEDROOM 15'8 x 9'6**

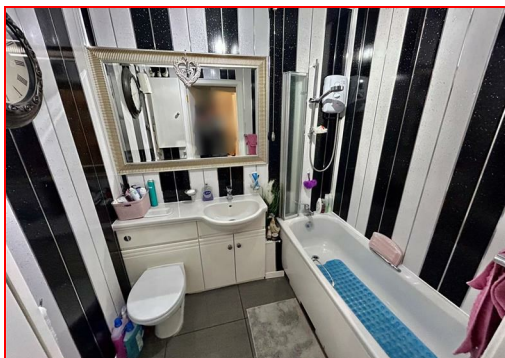
**BEDROOM 10'4 x 6'5**

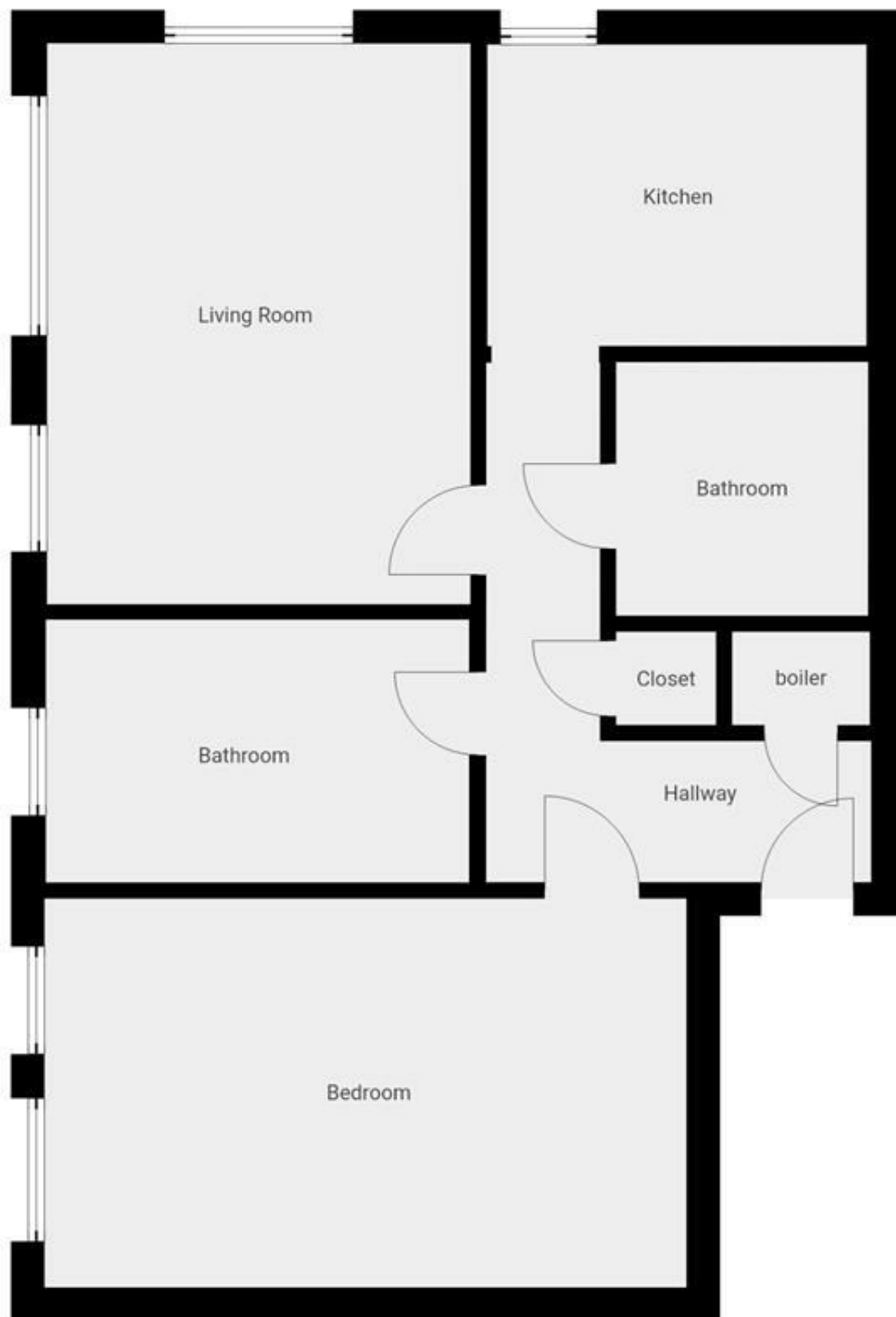
**BATHROOM 6'2 x 6'2**

#### **STORAGE CUPBOARDS**

#### **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 endeavor 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.



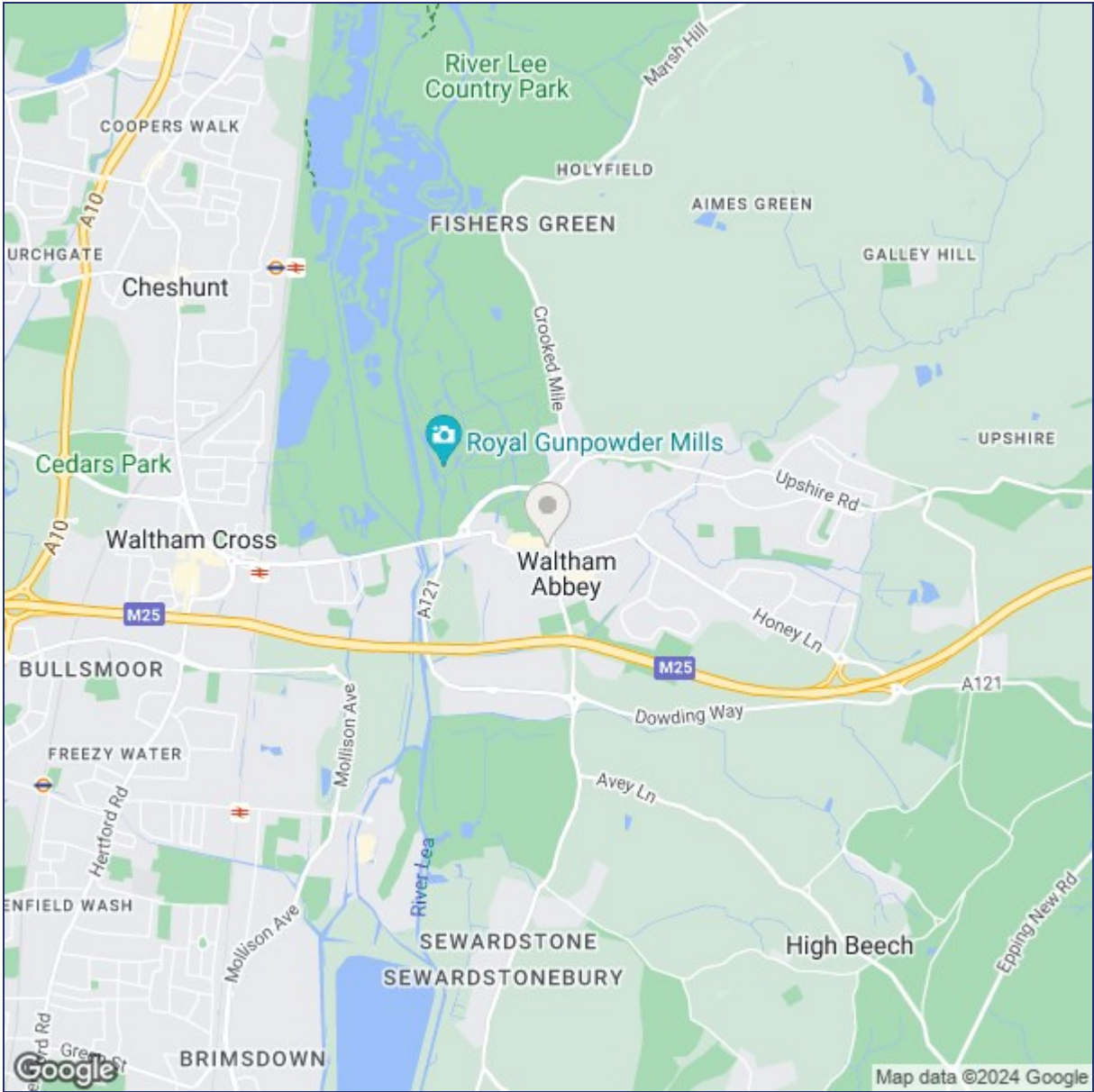



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC		England & Wales	
					

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

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.

