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EN9 1EE

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Manor Road, EN9 1EY



Asking Price £199,995 Leasehold



Kings are pleased to offer for sale this 1 bedroom 1st floor apartment in this much sought after and well managed development. This property forms part of a small block located down a cul de sac position within walking distance of Waltham abbey town centre amenities. This home features a spacious lounge with a modern kitchen in white gloss trim, shower room, bedroom with fitted wardrobe. Other features include double glazed windows entry phone system and 2 allocated parking bays. This home would suit first time buyers and investors alike. Please call 01992 652006 for further information.

Lounge 15'4 x 11'3

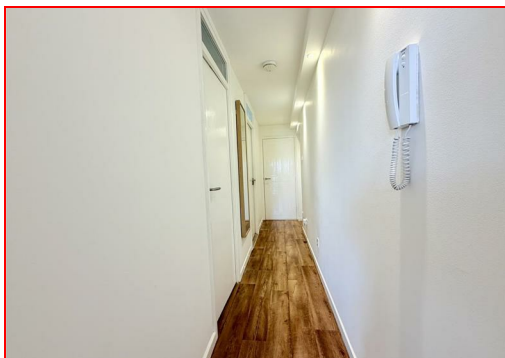
Kitchen 8'7 x 6'7

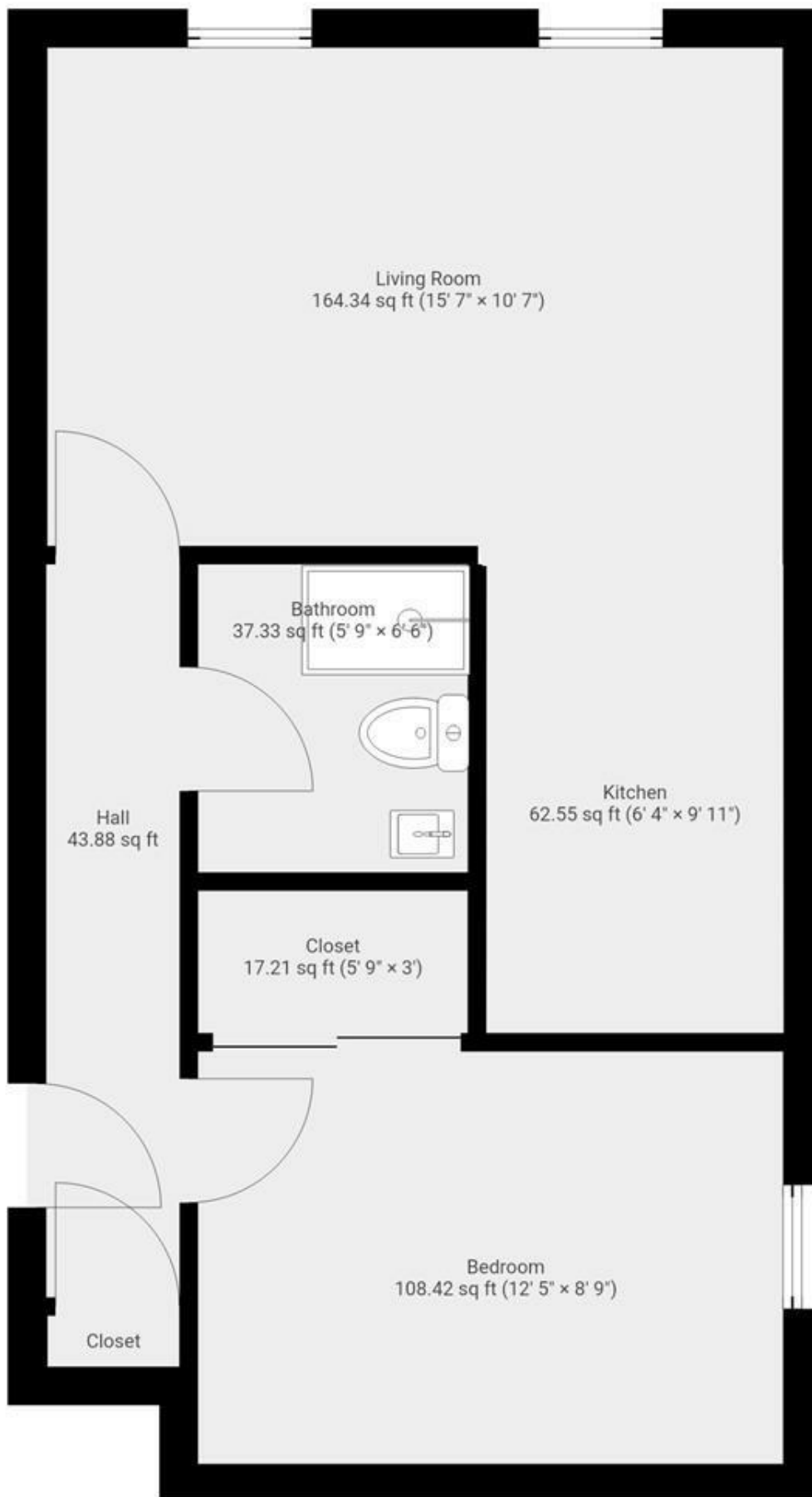
Bedroom 12 x 8'9

Shower room

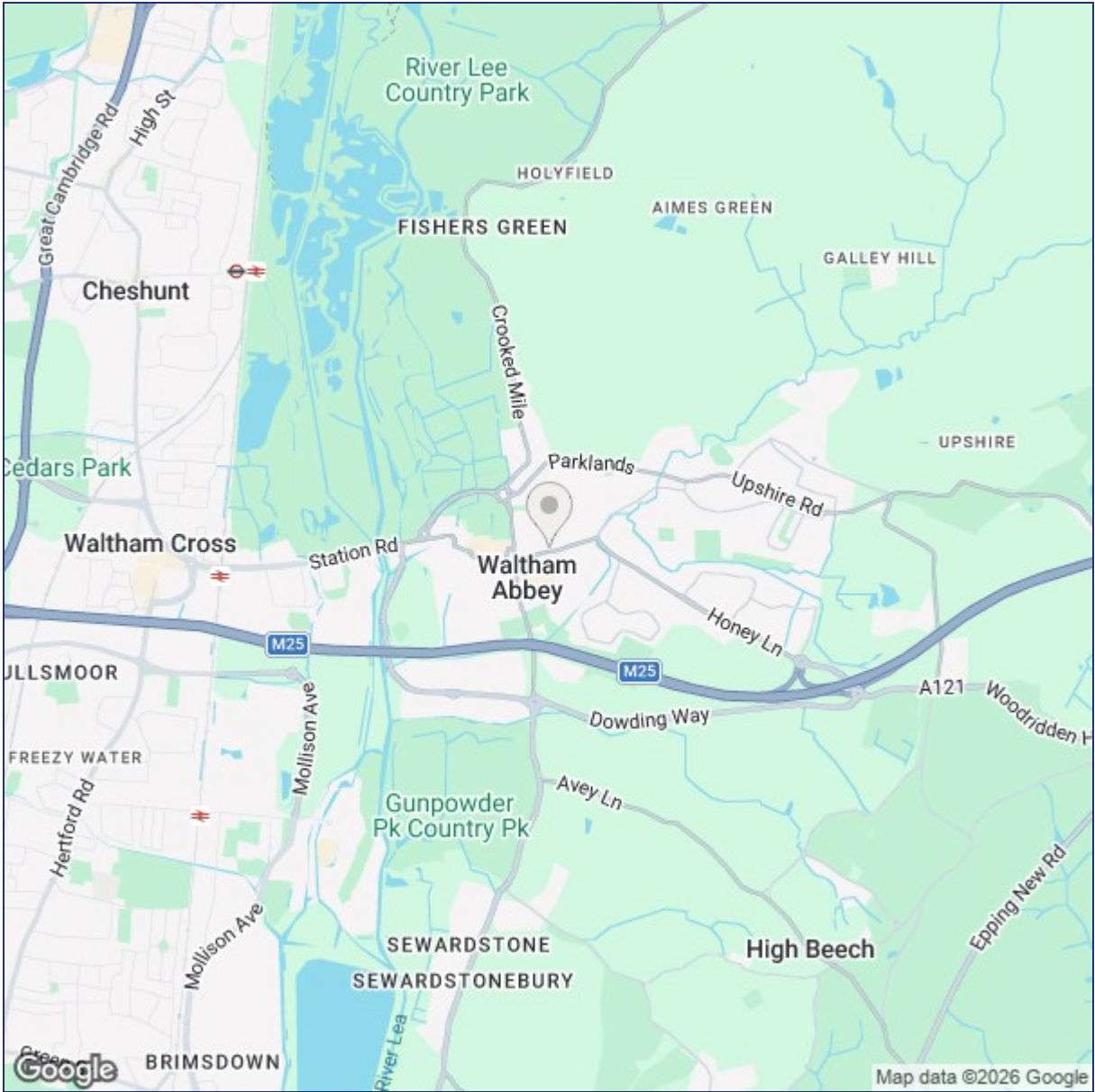
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2. General: While we endeavor to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we 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.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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

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