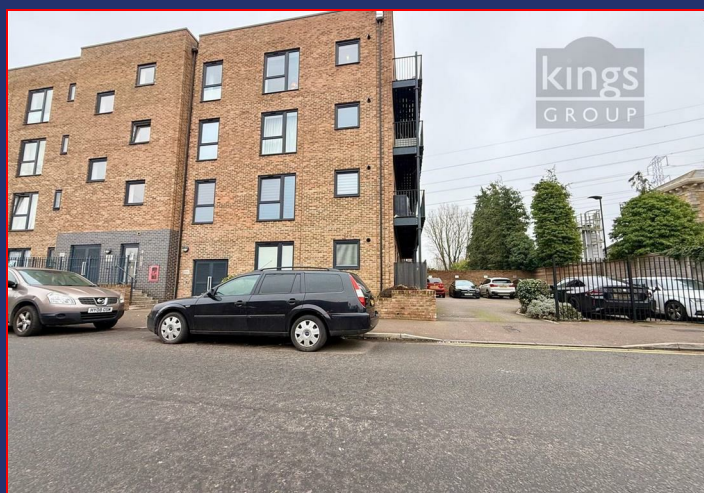
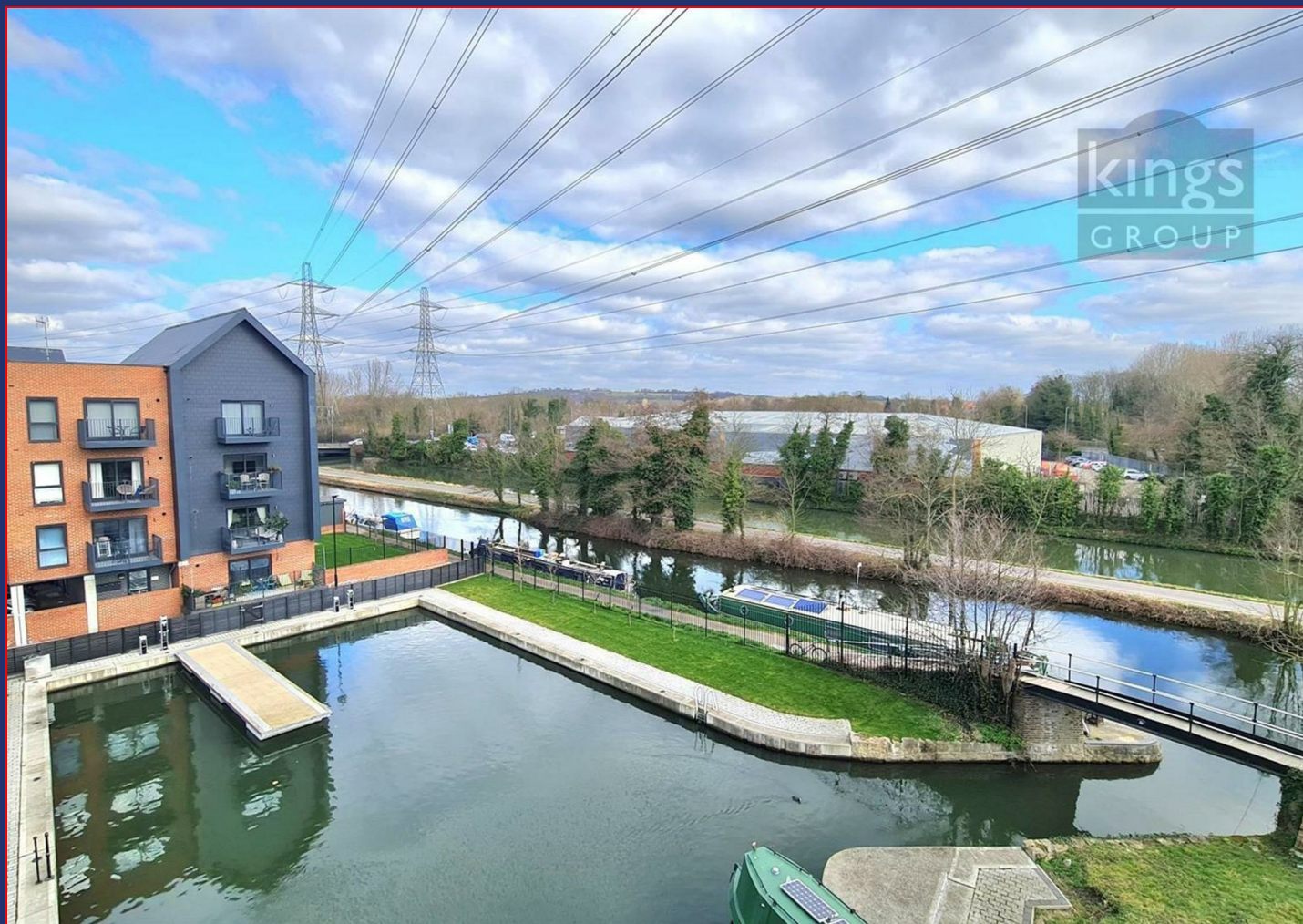


8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

T: 01992 652006  
www.kings-group.net



## Lea Road, EN9 1FL



**Offers In Excess Of £325,000 Leasehold**



Kings Group are pleased to present this two double bedroom, top-floor apartment located within a well-maintained marina-side development, benefitting from a south-facing private balcony measuring approximately 20 feet. The property offers direct access to the River Lea towpath and overlooks the Hazelmere Marina.

The accommodation comprises an entrance hallway with built-in storage and a utility cupboard, leading to an open-plan living and dining area. Sliding doors provide access to the balcony, allowing natural light to enter the main living space throughout the day. The kitchen is fitted with modern units in a soft grey finish and includes integrated appliances.

Both bedrooms are double in size and offer space for freestanding furniture. The bathroom is fitted with a white suite, including a bath with overhead shower.

Externally, the property includes one allocated parking space within a private car park, with additional on-street parking available nearby. Cycle storage is provided for residents. The development is presented to a good standard and features contemporary design elements.

The property is conveniently located within walking distance of Waltham Cross railway station, providing rail connections into London. The historic town of Waltham Abbey, local amenities, and the Lea Valley White Water Centre are also nearby, along with riverside walks and green spaces.



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

Broadband (estimated speeds)  
Standard 16 mbps  
Superfast 65 mbps  
Ultrafast 1000 mbps

Satellite & Cable TV Availability  
BT  
Sky

#### HALL

**LIVING ROOM 11'0" x 17'6"**

**KITCHEN 11' 0" x 11' 0"**

**BEDROOM 11'7" x 11'0"**

**BEDROOM 10'10" x 10'4"**

#### BATHROOM

#### DISCLAIMER

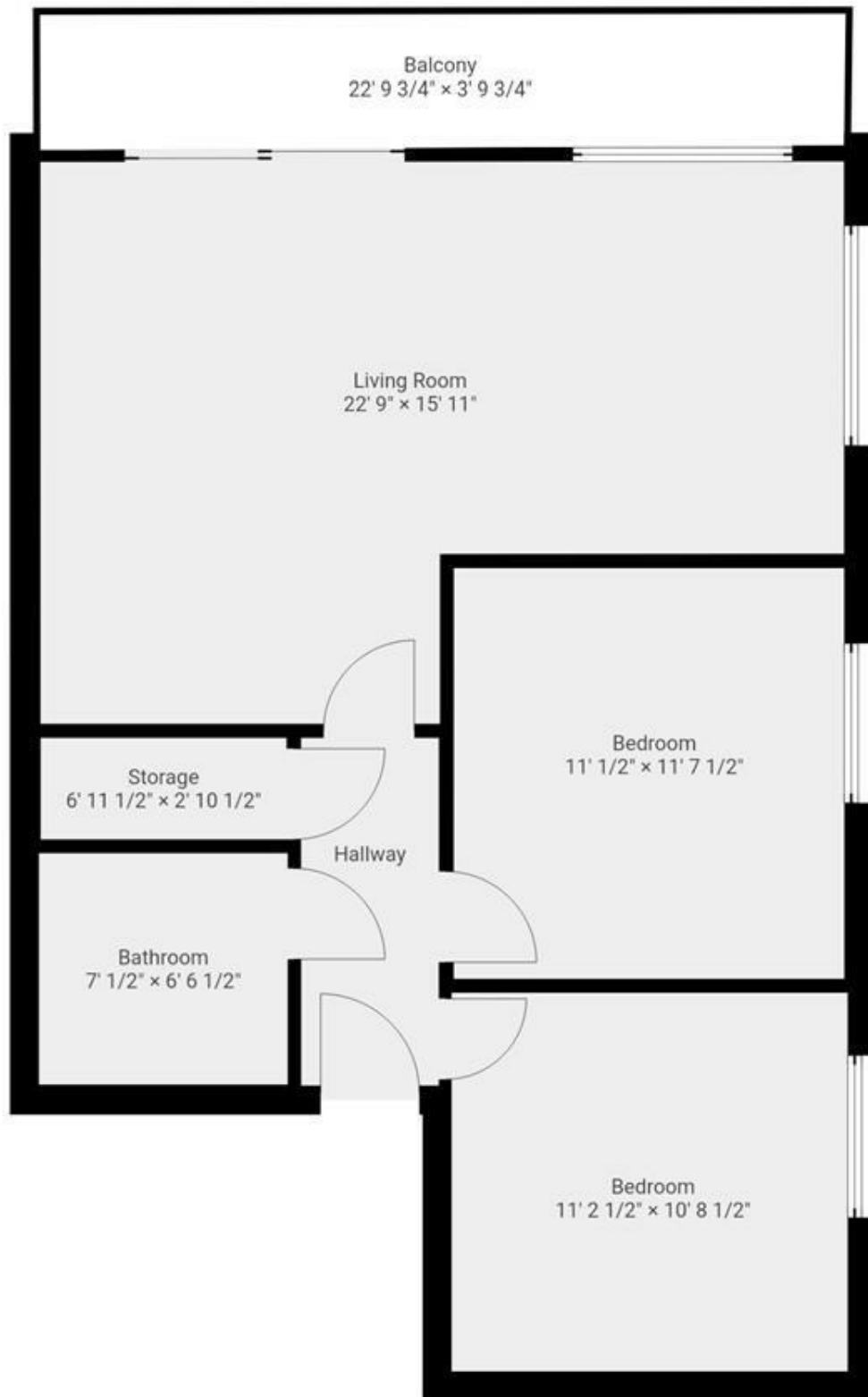
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and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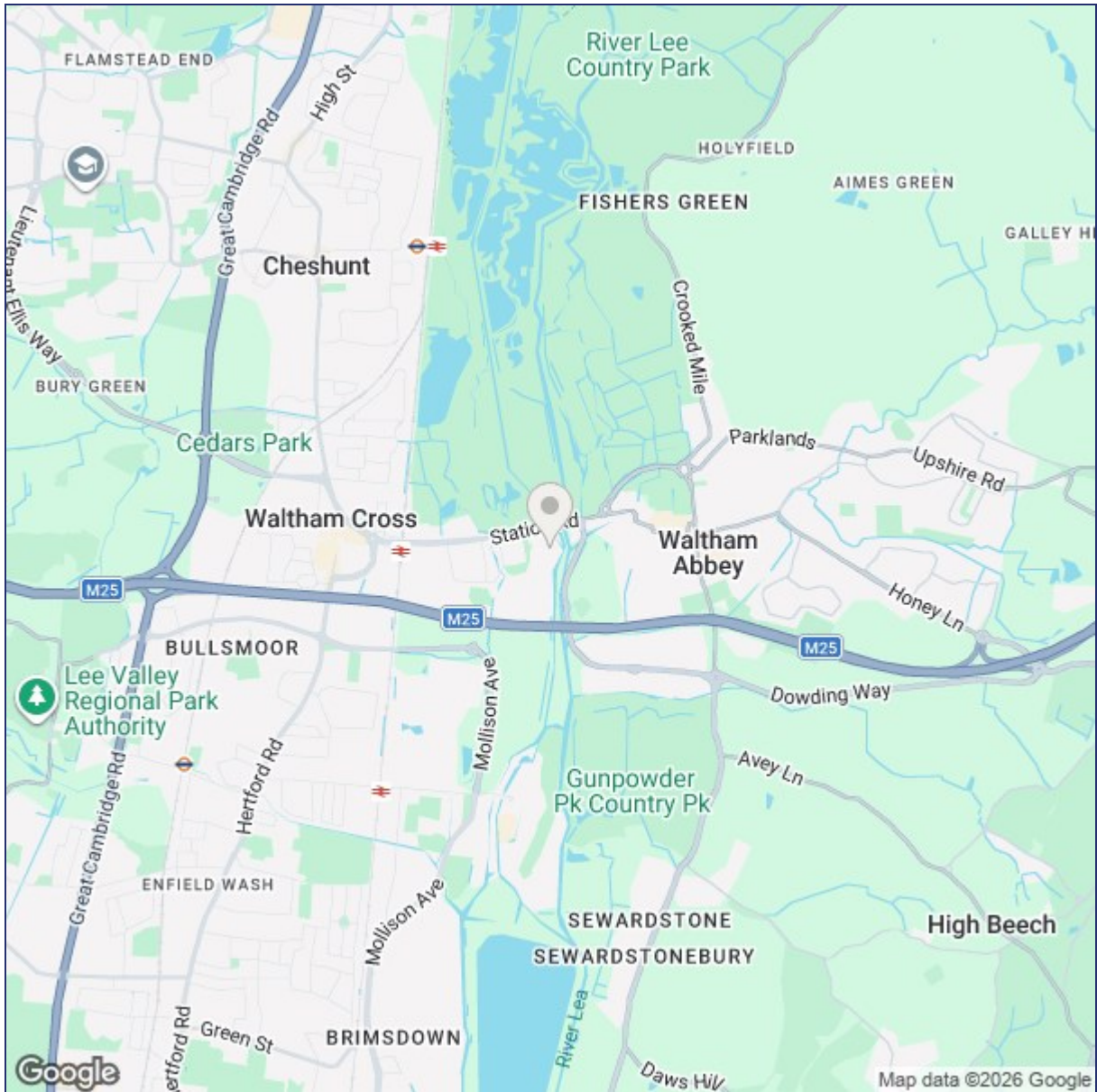


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU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

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

("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.

