

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

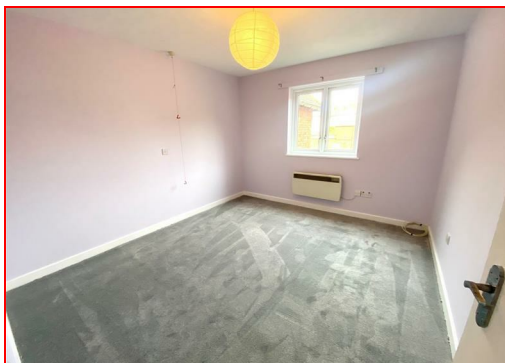
T: 01992 652006
www.kings-group.net



Quaker Lane, EN9 1HR



Asking Price £145,000 Leasehold



Kings are pleased to offer for sale this 2 bedroom first floor retirement home. This property is for the over 55s only and boast features to include a new lease on completion, fitted kitchen, fully tiled shower room, entry phone system and offered chain free.

This property is in a good location, just a short walk from Waltham Abbey's market town centre. The town offers shops, supermarkets, cafes, and other essential services. The property also has ample parking and is just a minute's walk from a bus stop, providing easy access to surrounding areas.

For more details or to arrange a viewing, contact Kings Group Waltham Abbey.

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

Coverage

Mobile (based on calls indoors)

O2 - Good

EE - Good

Three - Average

Vodafone - Average

Broadband (estimated speeds)

Standard 7 mbps

Superfast 98 mbps

Ultrafast -

Satellite & Cable TV Availability

BT

Sky

HALL

LIVING ROOM 9'08 x 14'03

BEDROOM ONE 11'10 x 10'08

BEDROOM TWO 11'11 x 6'03

KITCHEN 7'09 x 7'09

BATHROOM 5'6 x 7'02

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

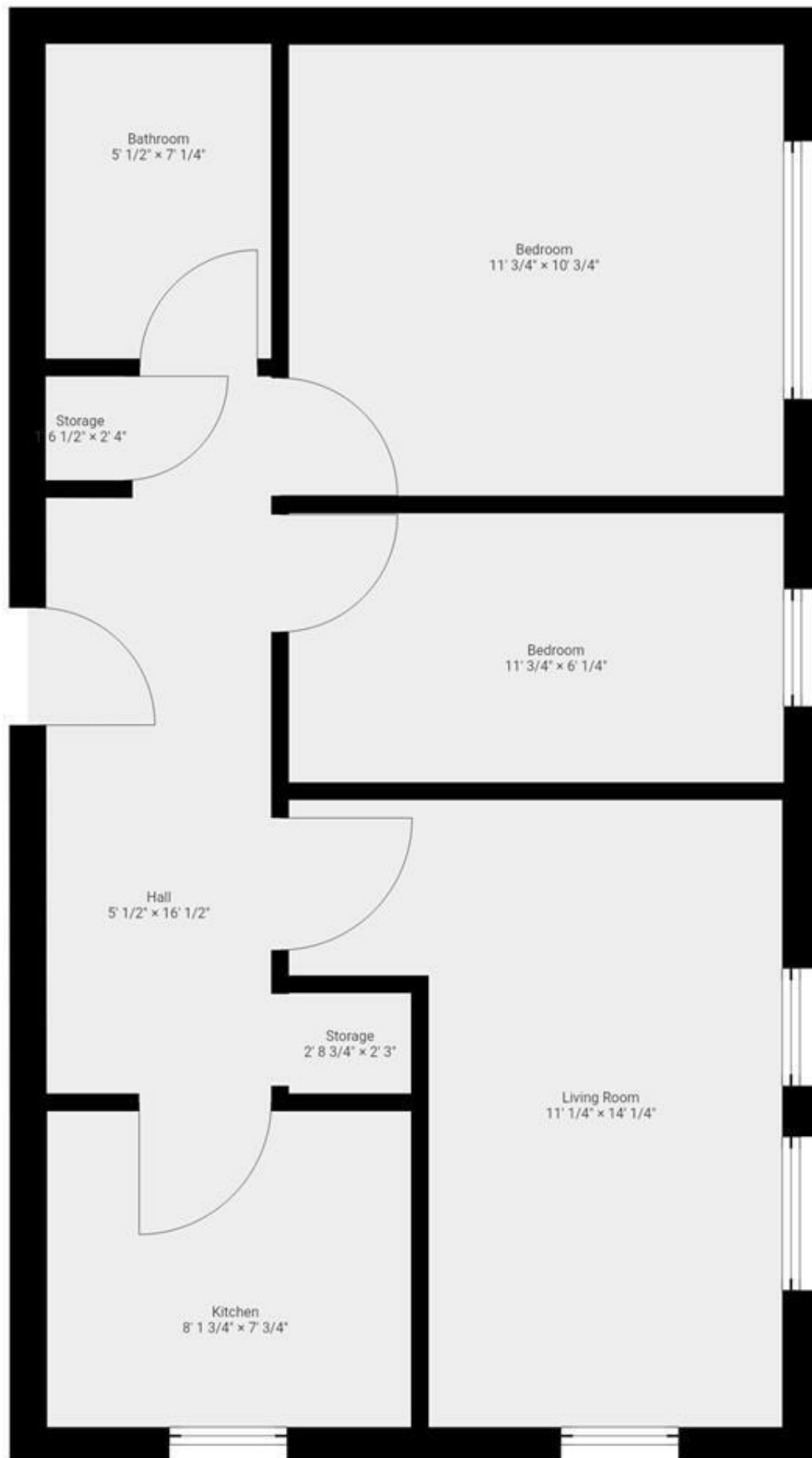
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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.



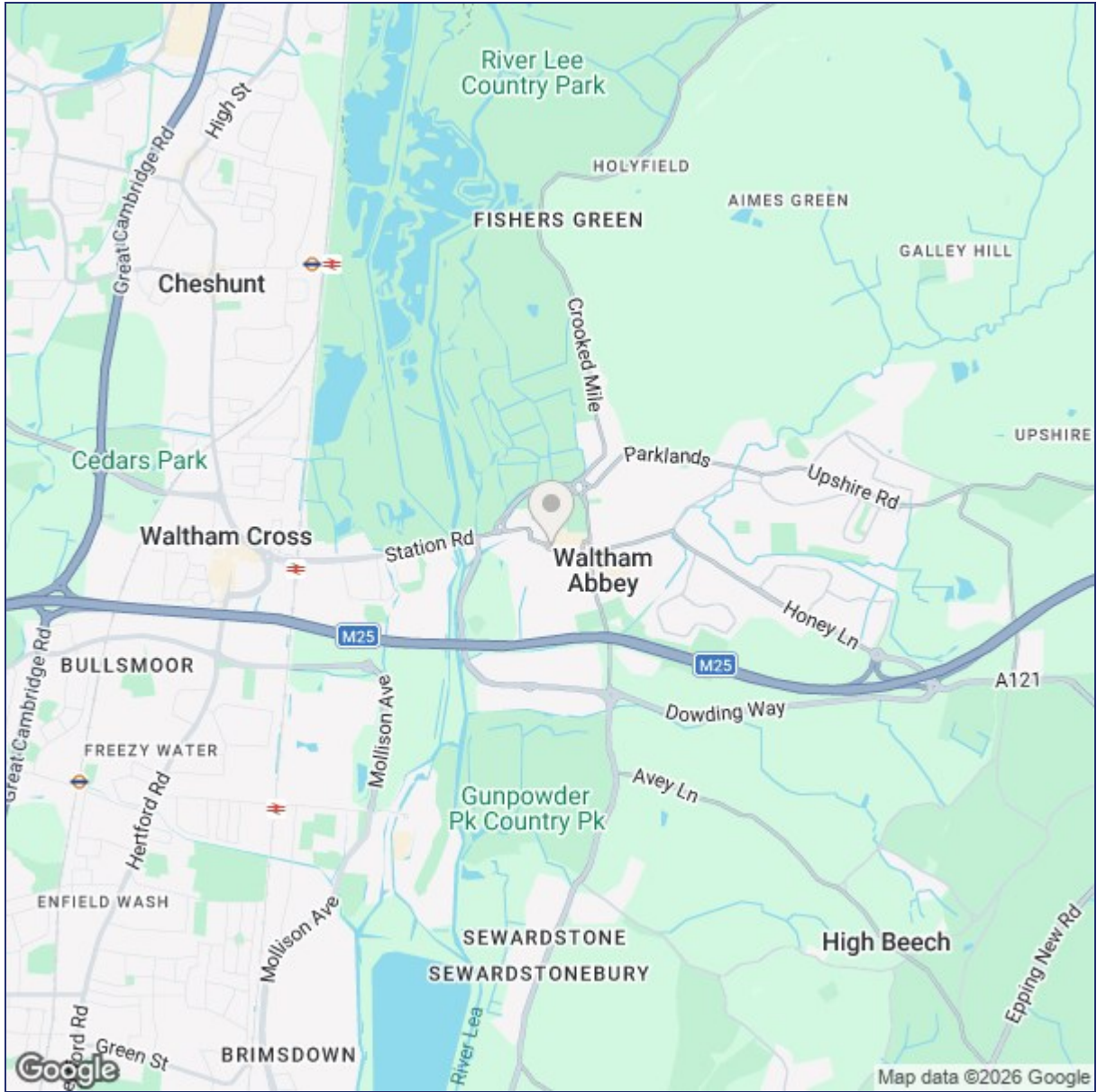


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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) 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

("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.

