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Howard Close, EN9 1XB



£160,000 Leasehold



CHAIN FREE

Kings Group Waltham Abbey are pleased to offer this one-bedroom second floor flat situated within the popular Howard Close development. Available with no onward chain, the property presents an excellent opportunity for first-time buyers, investors, or those looking to downsize.

The accommodation extends to approximately 333 sq ft and comprises an entrance hallway leading to a reception room, providing space for both living and dining furniture. The separate bedroom offers comfortable accommodation with space for essential furnishings, while the kitchen is fitted with a range of base and eye-level units, complemented by roll-top work surfaces and tiled splashbacks. The bathroom is partially tiled and fitted with a white three-piece suite. The layout has been designed to make efficient use of the available space, creating a functional and easy-to-maintain home.

The property benefits from a well-established residential setting and offers convenient access to a range of local amenities and transport connections.

Location:

Howard Close is situated within easy reach of Waltham Abbey's town centre, offering a variety of shops, cafés, restaurants, and everyday amenities. Residents can also enjoy nearby parks and open spaces, while transport links provide access to surrounding towns, the M25, and rail services from nearby stations, making the area well connected for commuters and leisure travel alike.

Call Kings Group today to arrange your viewing and avoid disappointment!

HALL

LIVING ROOM 14'1 x 8'10

KITCHEN 8'1 x 5'6

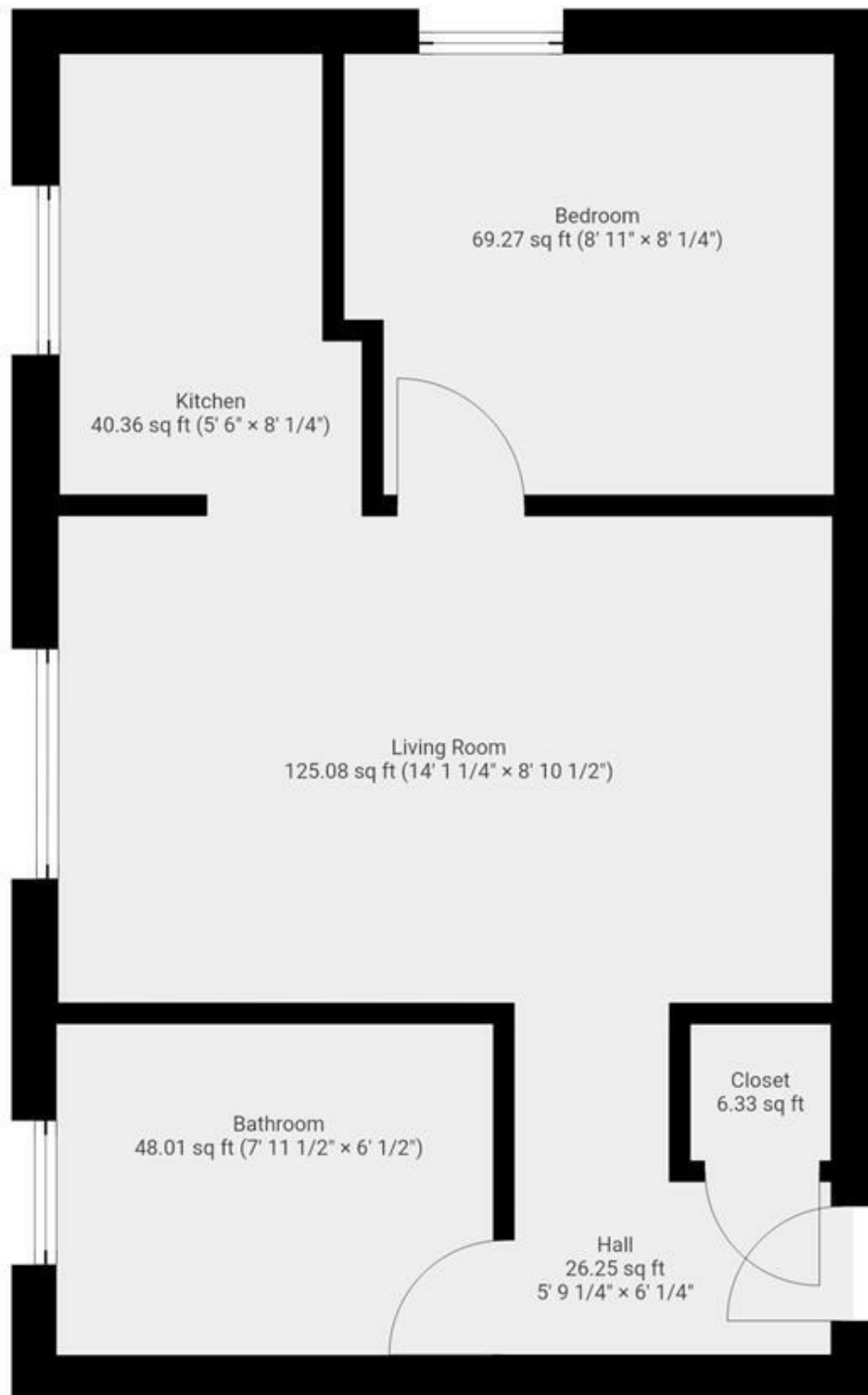
BEDROOM 8'11 x 8'1

BATHROOM 7'11 x 6'0

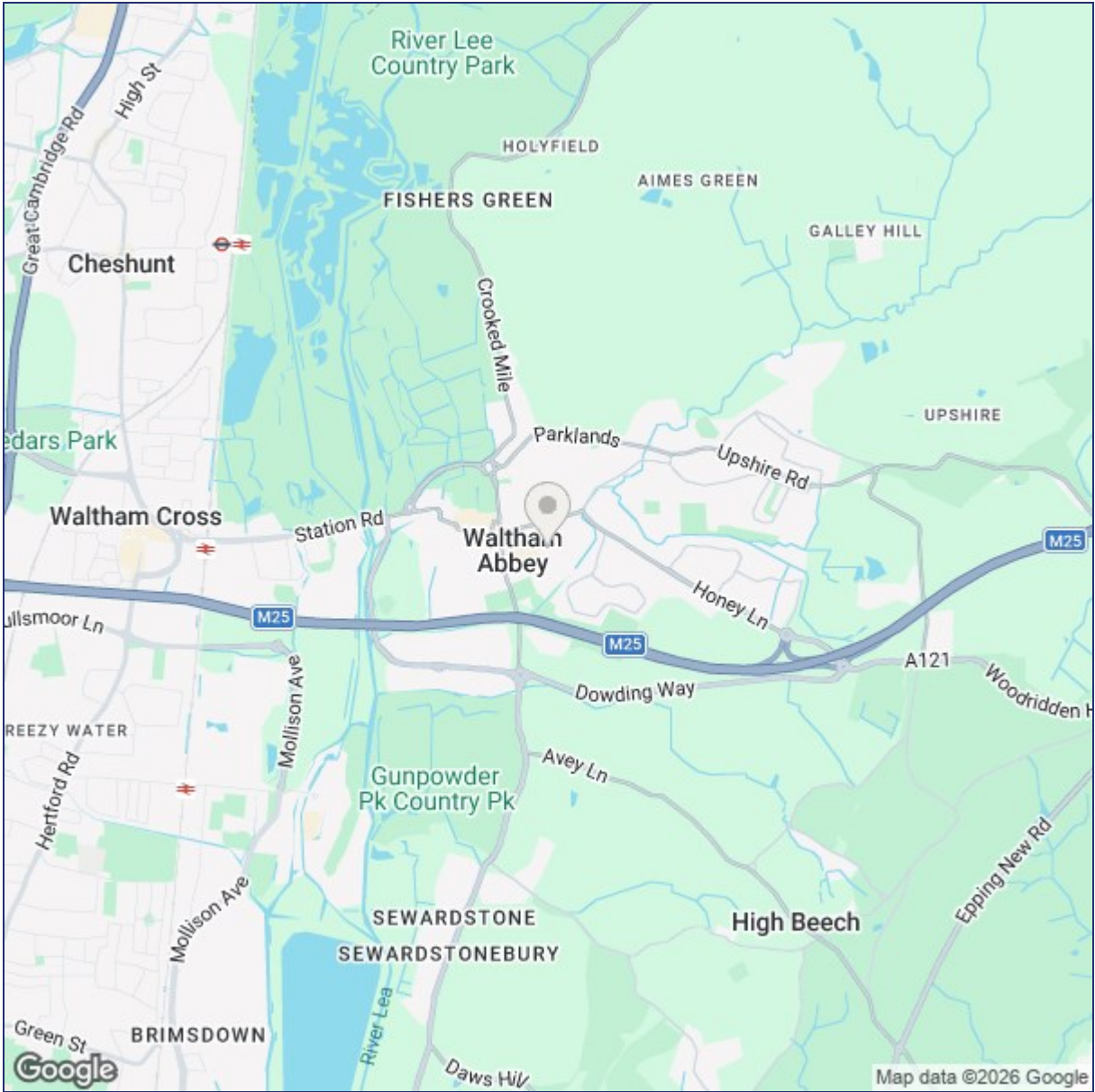
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) 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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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