8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net

Marina Court, EN9 1FN







Offers In Excess Of £350,000 Leasehold











*** STUNNING CANAL VIEWS ***

Kings Group are pleased to offer this two double bedroom, two bathroom apartment situated within a purpose-built development adjacent to the River Lea and lock.

The property is accessed via a communal entrance, with stairs leading to the second floor. Internally, the accommodation comprises an entrance hallway with useful storage, leading through to the living accommodation.

The open-plan lounge and kitchen provides a spacious area for both living and dining, with light wood-effect flooring, recessed spotlights and glazed doors opening onto the private balcony. The balcony overlooks the waterside and provides views across the River Lea, canal basin and surrounding greenery.

The fitted kitchen is positioned within the open-plan living space and comprises a range of wall and base units with work surfaces, splashback and integrated appliances, including a built-in oven and microwave.

There are two double bedrooms, with the main bedroom benefiting from fitted mirrored wardrobes and its own contemporary en-suite shower room. The second bedroom is also a good-sized double and benefits from fitted storage.

The main bathroom is fitted with a three-piece white suite, including a shower enclosure, wash hand basin and WC, with contemporary grey wall tiling and a chrome heated towel rail.

Externally, the development provides communal areas and the apartment comes with an allocated parking space.

The property is located adjacent to the River Lea and lock, with the surrounding area offering a combination of waterways, green spaces and local amenities. Waltham Cross railway station is approximately one mile away, while the Lea Valley White Water Centre, M25 and local shops and facilities are also within easy reach.

This apartment provides well-proportioned accommodation with two double bedrooms, two bathrooms, a private balcony, allocated parking and a waterside location.

Call Kings Group to arrange your viewing!

HALL

LIVING / DINING AREA 17'6 x 12'0

KITCHEN 12'0 x 6'7

BEDROOM 1 13'5 x 9'7

EN-SUITE 6'7 x 4'3

BEDROOM 2 13'5 x 7'1

FAMILY BATHROOM 7'1 x 5'7

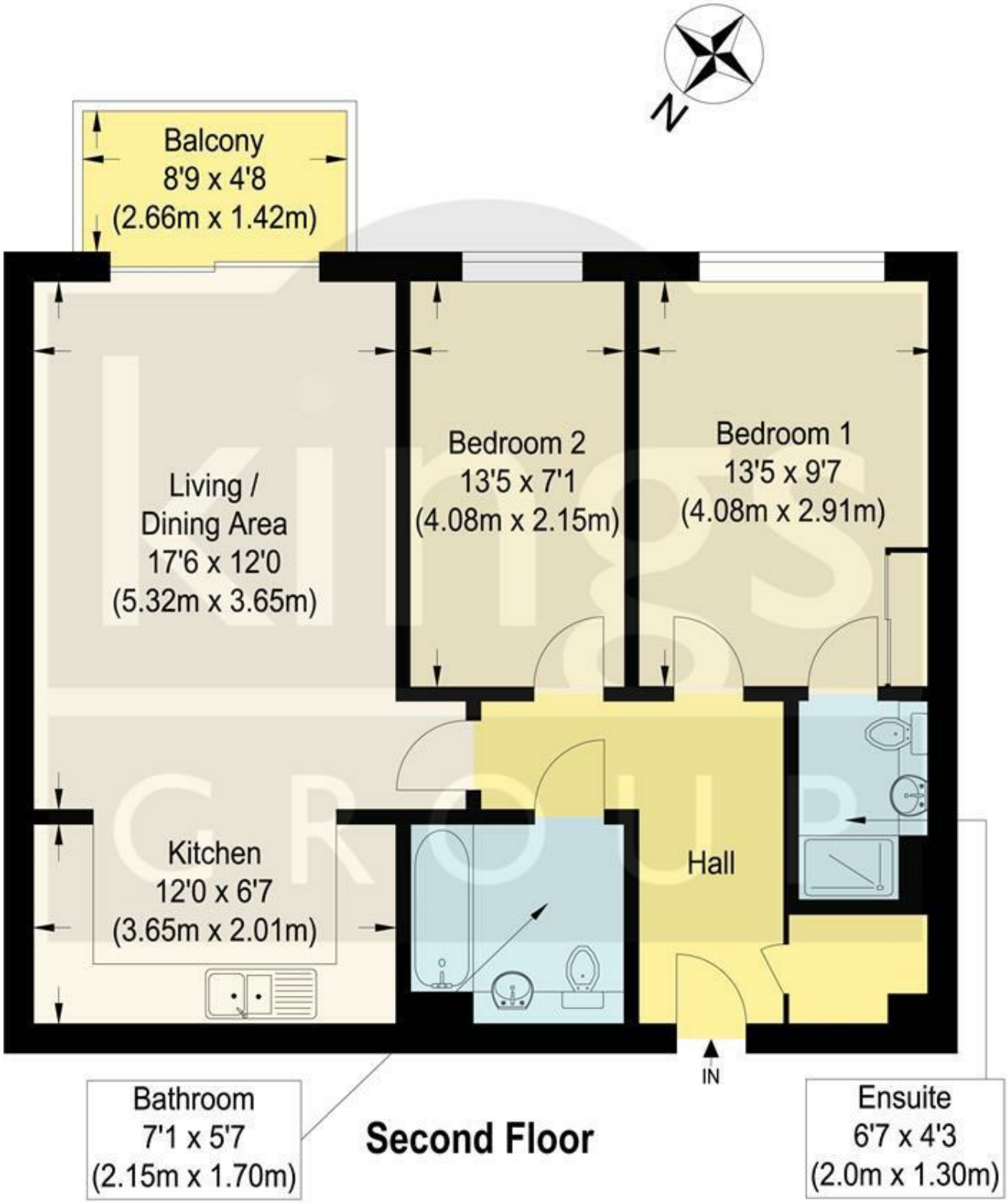
BALCONY 8'9 x 4;8

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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 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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7. This is to confirm that in some instances Ai maybe used to include furnishings and augmentation of images

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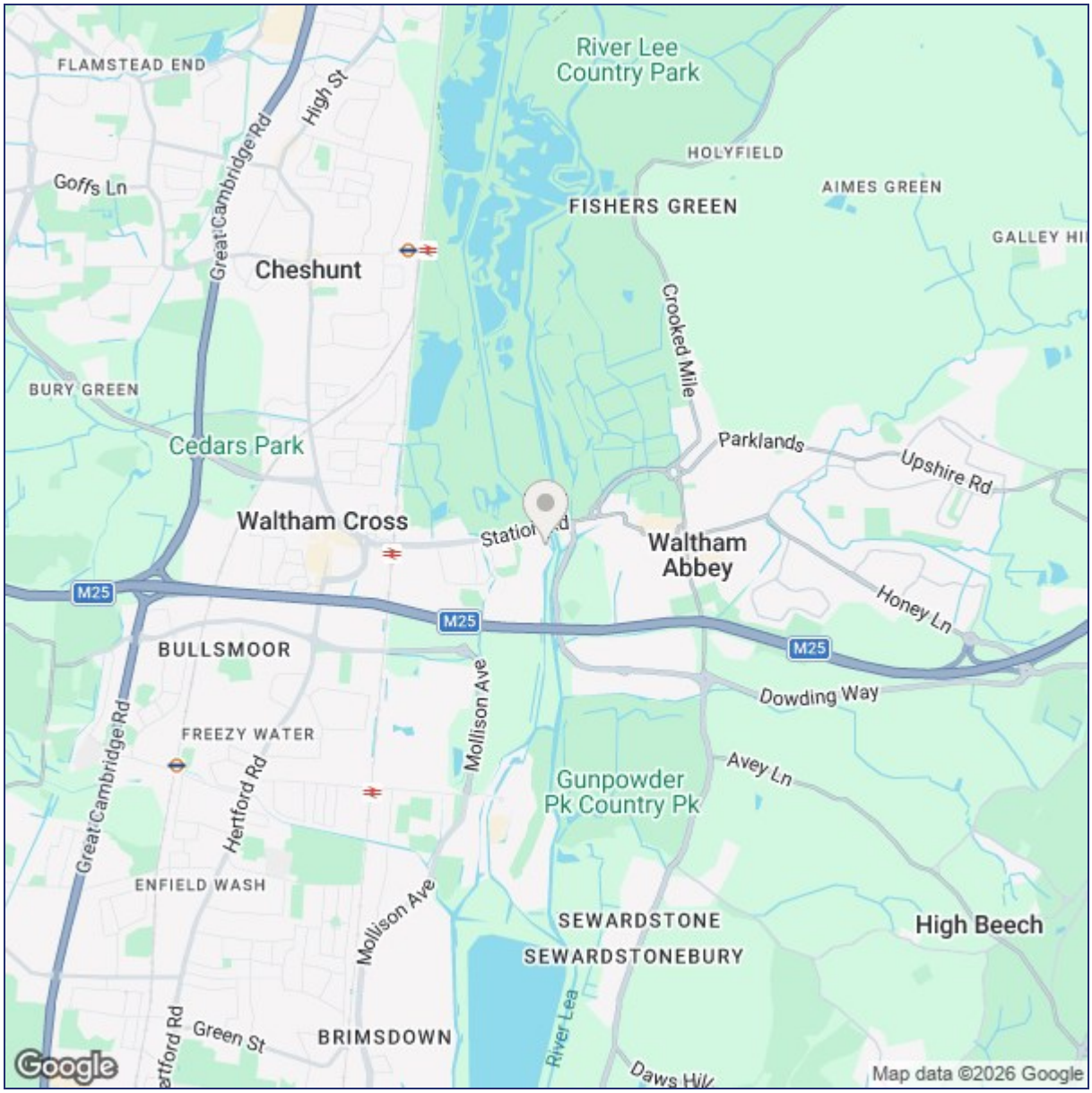
Second Floor

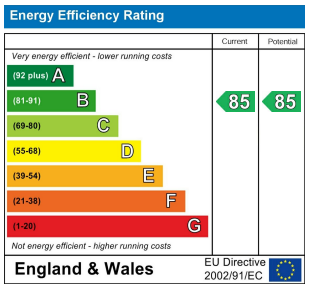
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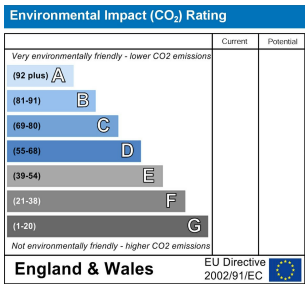
Approximate Gross Internal Floor Area : 66.0 sq m / 710.41 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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

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