

8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

T: 01992 652006  
[www.kings-group.net](http://www.kings-group.net)



## 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**

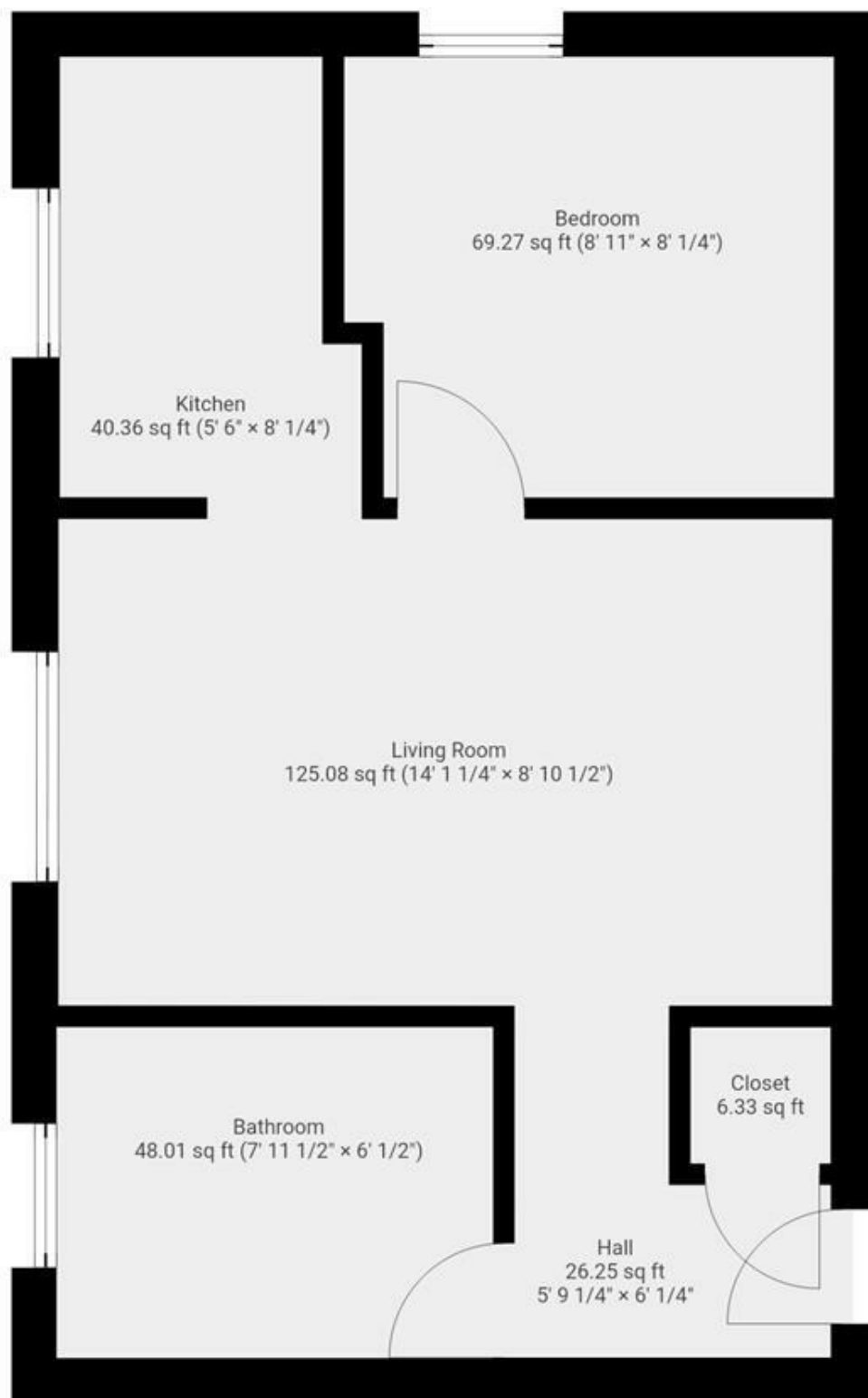
**BEDROOM 8'11 x 8'1**

**BATHROOM 7'11 x 6'0**

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



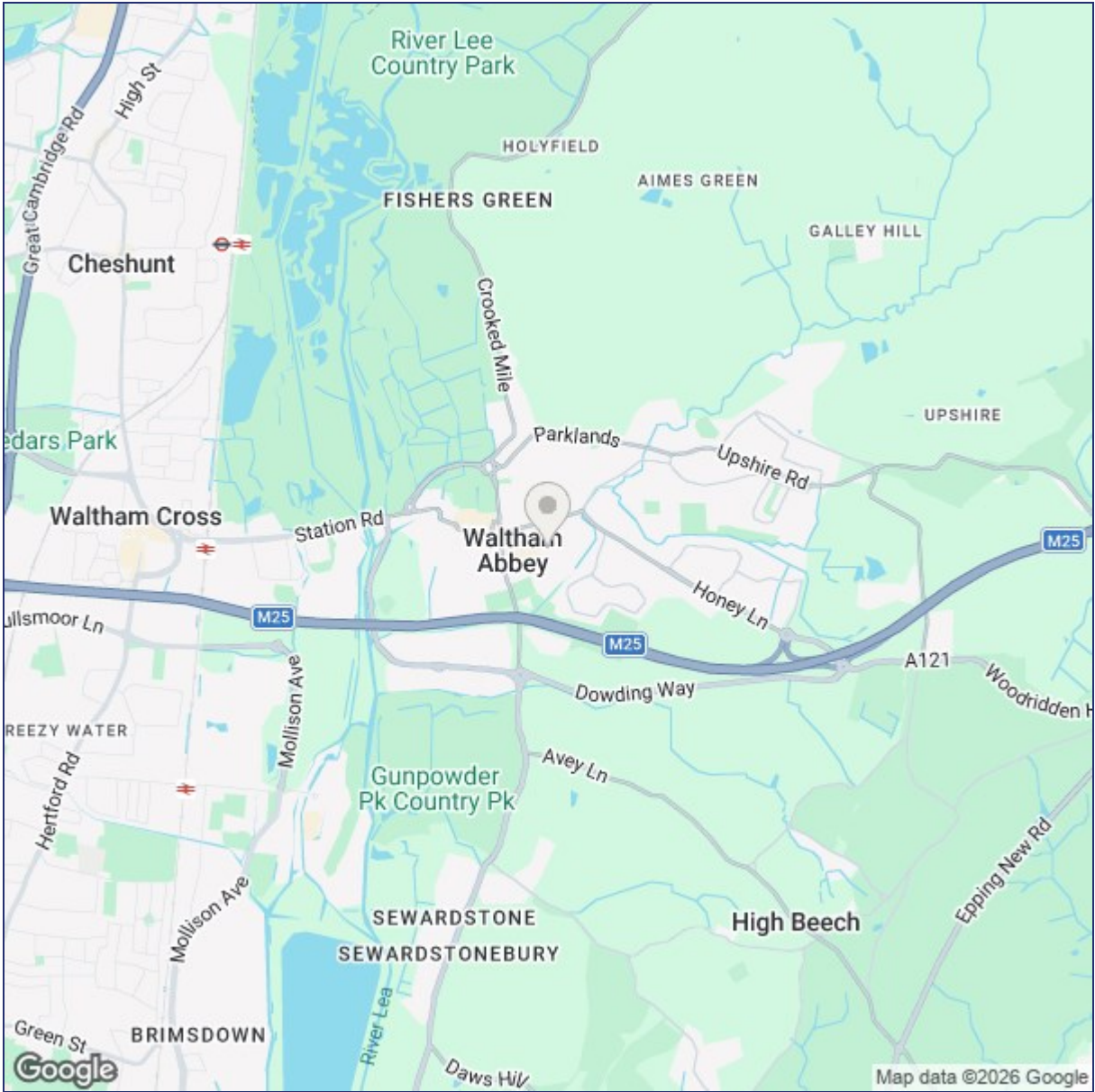


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| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | 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.

