

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Powdermill Mews, EN9 1JG



Asking Price £290,000 Leasehold



Kings Group present this two-bedroom ground floor maisonette, situated in a sought-after development in the heart of Waltham Abbey. It provides easy access to local amenities, including the River Lea and Lea Valley Water Centre, making it an excellent option for those looking to purchase their first home.

The property is part of a two-storey block and boasts a spacious L-shaped lounge/diner with two sets of double doors and a Juliet balcony, providing plenty of natural light and a pleasant indoor-outdoor flow. The wood flooring adds to the modern feel of the property. The lounge/diner leads to a contemporary fitted kitchen with all the necessary modern conveniences.



The flat comprises two double bedrooms, the first being the master bedroom with double doors to a Juliet balcony. The second bedroom features fitted wardrobes and also has double doors to a Juliet balcony. The modern and stylish bathroom completes the living space.

The property is heated with electric heating, and an allocated parking space is available externally. Additionally, this property offers a long 956-year lease, providing peace of mind to any potential buyer. Council tax band D.

Call Kings group now on 01992 652 006 to arrange your viewing and avoid disappointment.

LIVING ROOM 20'8 x 17'8

KITCHEN 7'3 x 7'1

BEDROOM 11'6 x 11'5

BEDROOM 14'1 x 8'2

BATHROOM 7'1 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 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.

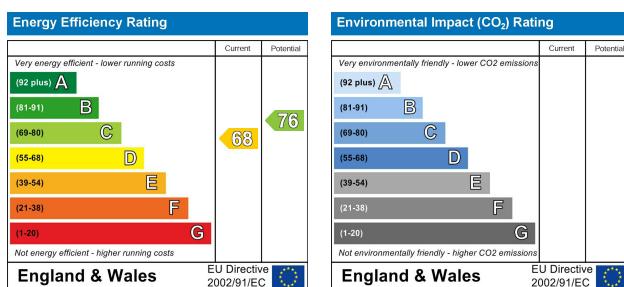
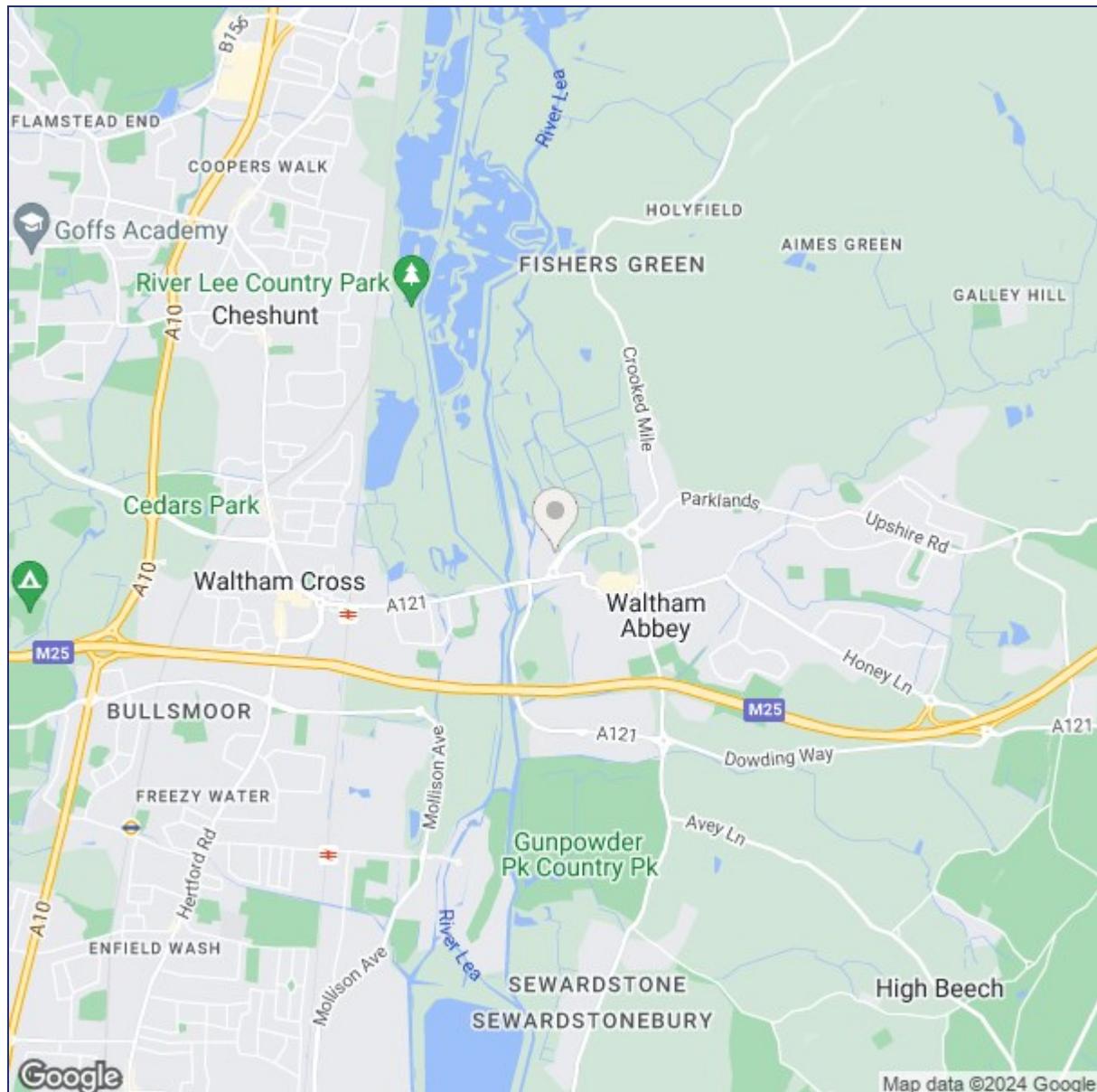


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(“These details are correct at time of going to press”).

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The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.

