

Kitchen/ Lounge/ Diner  
23'5" x 13'4"

Balcony

Bedroom  
11'5" x 13'0"

Ensuite  
4'10" x 7'1"

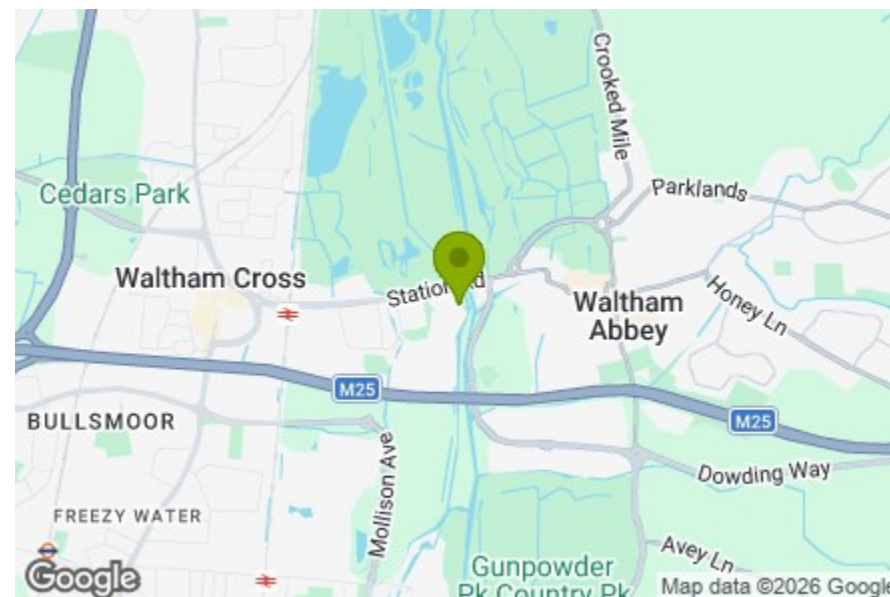
Bathroom  
6'2" x 7'1"

Bedroom  
11'5" x 10'8"

Storage

Total Area (Excluding Balcony): 71.6 m<sup>2</sup> ... 771 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MARINA COURT, WALTHAM ABBEY

### Offers In Excess Of £350,000 Leasehold 2 Bed Apartment



#### Features:

- Two Bedroom Apartment
- Third Floor
- Approx. 771 Square Foot
- Moments from Lea Valley Country Park
- Private Balcony
- Short Walk to Waltham Cross Station
- Private Parking Space

Set on the third floor, this two-bedroom apartment offers well-proportioned accommodation extending to approximately 771 square feet. The layout is thoughtfully arranged, with a private balcony providing valuable outdoor space and private parking adding everyday convenience. A short walk leads to Waltham Cross station, offering direct rail services into Liverpool Street and straightforward links beyond. Close to the wide open landscapes of the Lea Valley Regional Park, the setting combines easy access to green surroundings with practical urban connections. A well-balanced home that brings together generous internal space, everyday comfort and a location that supports both day-to-day living and easy travel.

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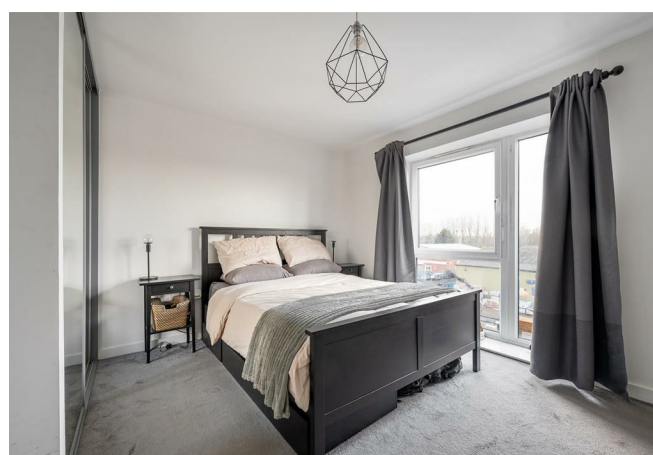
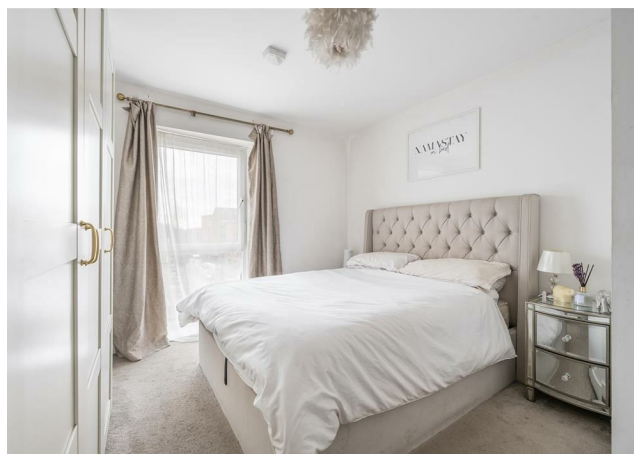
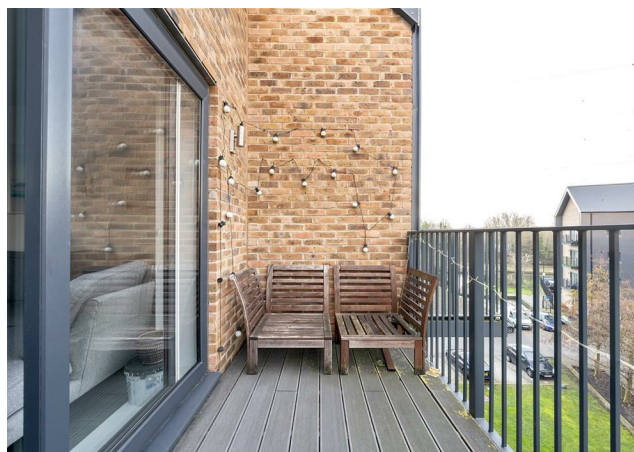
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#### IF YOU LIVED HERE...

The apartment opens into a welcoming hallway with clean lines and neatly integrated built-in storage, creating a confident tone that continues throughout the home. From here, the kitchen, lounge and dining area unfolds as a single, cohesive setting with a pared-back aesthetic and an easy sense of flow. Full-height glazing draws daylight through the room and opens onto the south-facing balcony, allowing indoor and outdoor living to connect naturally. The balcony has room for outdoor furniture, lending itself to relaxed dining, a morning coffee or evening drinks while enjoying the outlook. Continuing through the apartment, the main bedroom offers a generous and restful retreat, with a built-in wardrobe keeping the look streamlined and well organised. An en suite bathroom sits alongside, finished in contemporary tiling and featuring a walk-in shower. The second bedroom continues the home's soft, neutral palette and also benefits from built-in storage, giving it a comfortable and composed feel. A separate bathroom completes the accommodation, finished in a modern style and includes a bath with an overhead rain shower. Beyond the apartment itself, the nearby canal provides a peaceful waterside outlook, while the communal gardens offer well-kept green space, adding an

appealing outdoor dimension to this thoughtfully presented home. The surrounding area brings together waterside scenery, open landscapes and a strong selection of places to eat and drink. The Maze Restobar is a popular spot for brunch and relaxed daytime dining, while The Crown offers a classic pub setting with a welcoming atmosphere. Close by, the Lee Valley White Water Centre adds variety with white water rafting and other water-based activities, alongside Brew Street Kitchen & Bar for casual food and drinks, and Taverna on the Terrace serving Mediterranean-inspired plates with views across the water. Sitting alongside miles of riverside walks, wetlands and open green landscapes within Lee Valley Regional Park, the area feels closely connected to nature and well suited to walking, cycling and outdoor pursuits year-round.

#### WHAT ELSE?

Waltham Cross is around a 15-minute walk away, offering direct rail services into Liverpool Street along with onward connections to the Victoria line. Travel for work or leisure feels straightforward, while the surrounding area retains its more relaxed, waterside character.



#### A WORD FROM THE OWNER...

"This has been my dream apartment, with ceiling to floor sliding balcony door beautifully illuminates the open plan room. Another feature I adore is our generous size balcony overlooking the canal (also a suntrap in the summer).

If you are a nature enthusiast and enjoy long walks like myself then across the road you have lea valley park full of gorgeous trails as well as epping forest being 10 min drive away.

The train station is a 2 min drive which takes you directly into London Liverpool Street in less than 30 mins. Also I have to mention my neighbours, everyone is honestly so friendly and have created a little community (if that's something you're into)"

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