



GREENWICH WAY

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Harrison Road,
Waltham Abbey

Asking Price £240,000

Tenure: Leasehold - Share of Freehold

Floor Area: 505.00 sq ft

Local Authority: Epping Forest

Council Tax Band: C

Bedrooms : 1

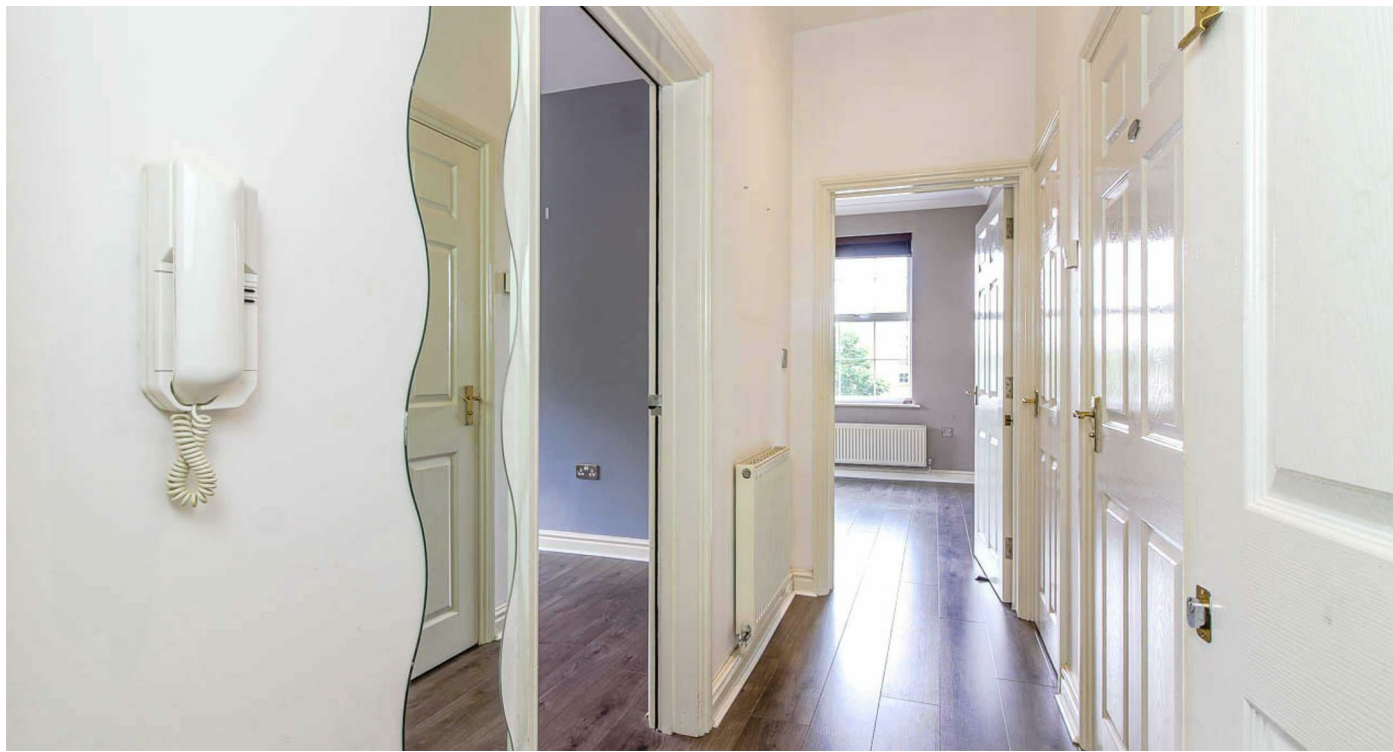
Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	78
(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	





Welcome to this charming first-floor flat located in the desirable Queen Mary Court development on Harrison Road, Waltham Abbey. This purpose-built apartment offers a delightful living space of 505 square feet, perfect for individuals or couples seeking a comfortable home. As you enter, you will be greeted by a bright and spacious reception room that benefits from dual aspect windows, allowing natural light to flood the space. The well-appointed kitchen, conveniently situated just off the lounge, is fully fitted and ideal for those who enjoy cooking and entertaining. The property features a generously sized bedroom complete with built-in wardrobes, providing ample storage for your belongings. The separate bathroom is thoughtfully designed, equipped with both a bath and a shower. Additional benefits of this lovely apartment include an share of freehold with a 99 year lease, entry phone systems for added security and peace of mind, as well as gated parking, ensuring your vehicle is safe and secure. Furthermore, the property is being offered with no onward chain, making it an excellent opportunity for a swift and hassle-free move. This flat is not only a wonderful place to live but also a fantastic investment in a sought-after area. With its combination of comfort, convenience, and security, this property is sure to appeal to a wide range of buyers.





FIRST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 505sq.ft. (46.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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To view call **0208 504 2222**