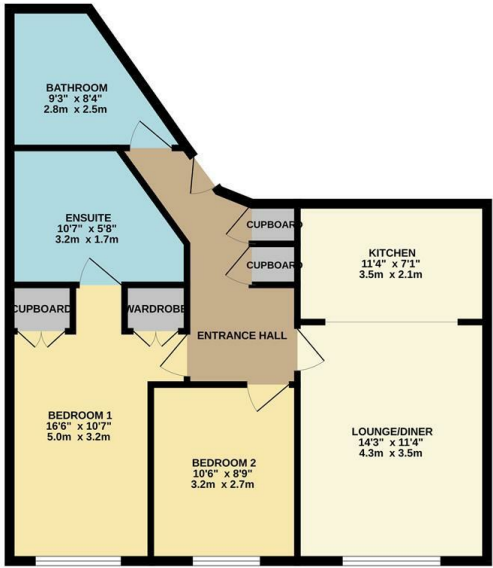




GROUND FLOOR
712 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by the prospective purchaser. The services, appliances and equipment shown here are not intended and no guarantee as to their operability or efficiency can be given.
Made with Blueprints 12/2023

Council: Epping Forest | Council Tax Band: D | Floor Area: 712.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

CHURCHILL
estates



CHURCHILL
estates

Lea Valley House, Waltham Abbey, EN9 3LY

Offers Over £280,000 Leasehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 2



Request a Viewing: **020 8529 5500** Email: **northchingford@wearechurchills.co.uk**



CALLING ALL FIRST TIME BUYERS!!! Do not miss out on this beautiful and spacious two bedroom, two bathroom ground floor flat which is situated in this quiet modern development just off the M25 motorway and only a short drive into the heart of Waltham Abbey town center. The property which has been superbly maintained and modernised by the present vendor is being offered with no onward chain and boasts many fine features including allocated parking space, additional visitors parking, large lounge diner, lovely fitted kitchen kitchen, main bathroom, additional en suite shower room, security entry phone system and an early internal inspection is a must to fully appreciate this beautiful property.

EPC Rating TBC

Council Tax Band D

Ground Rent £276 Per Annum

Service Charges £222 Per Month

