

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

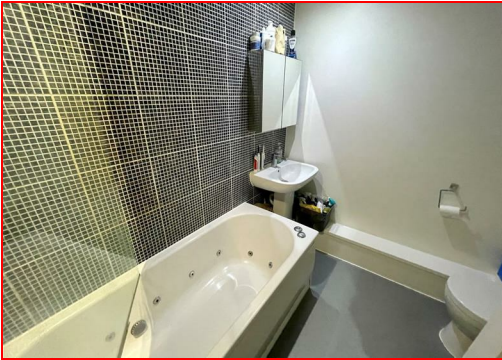
T: 01992 652006
www.kings-group.net



Darby Drive, EN9 1EQ



Offers In Excess Of £200,000 Leasehold



Kings Group present this first floor 1 bedroom flat to the market. Featuring a modern kitchen, lounge/diner, large double bedroom and modern bathroom. Located in the town center this property is ideally situated in a quiet area of Waltham Abbey, Also benefiting from excellent transport links, being only a 2 minute walk from a bus stop that is serviced by a route that takes you to Waltham Cross British Rail station in just 10 minutes. Ideal for those of you that commute to work. Also falling into the catchment area for some superb local primary and secondary schools. In addition to this you are just a 5 minute walk from a selection of local amenities. This property is finished to a high standard and really must be seen to be fully appreciated. Energy Rating D.

Council Tax Band B. Lease Term: 125 Years From 29 September 2005. Lease Term Remaining 106 years.

Call 01992 652 006 to arrange your viewing and avoid disappointment.

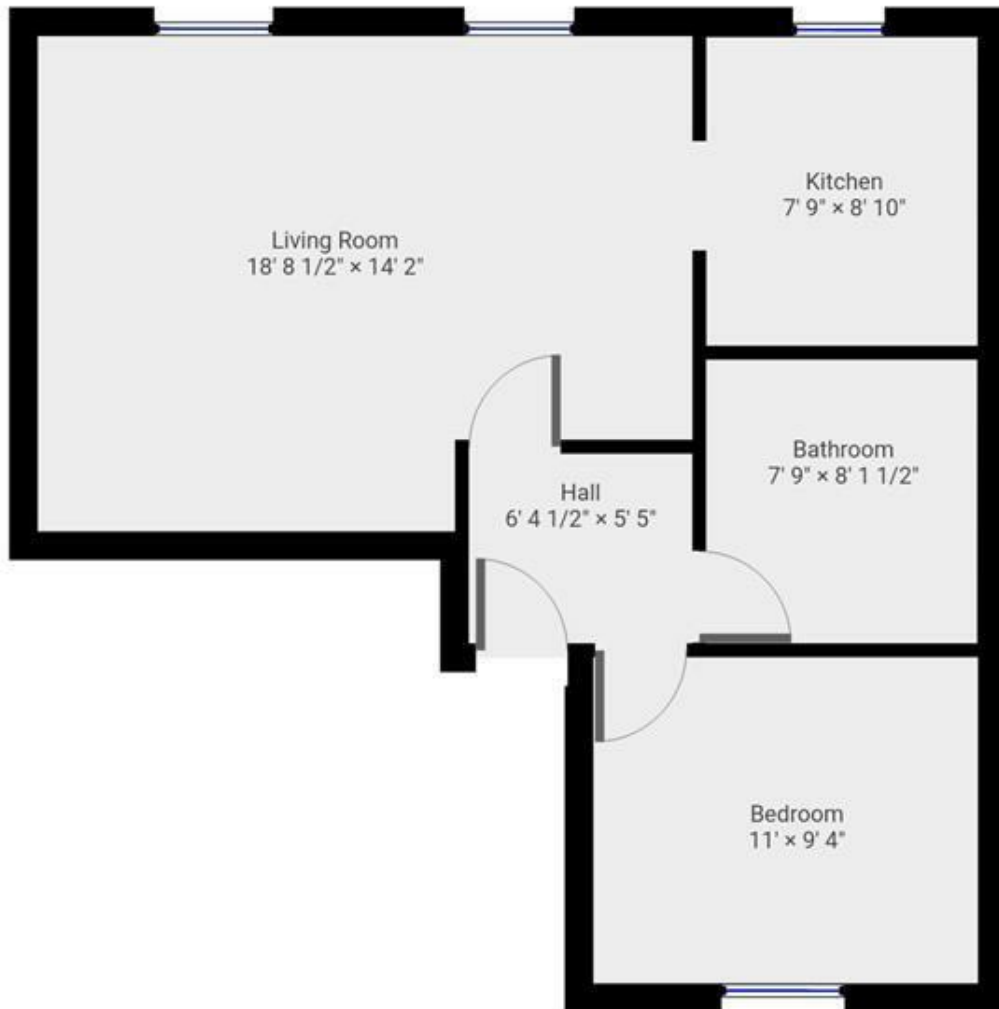
HALL

LIVING ROOM 18'0 x 13'11

KITCHEN 8'10 x 7'9

BEDROOM 11'0 x 9'4

BATHROOM

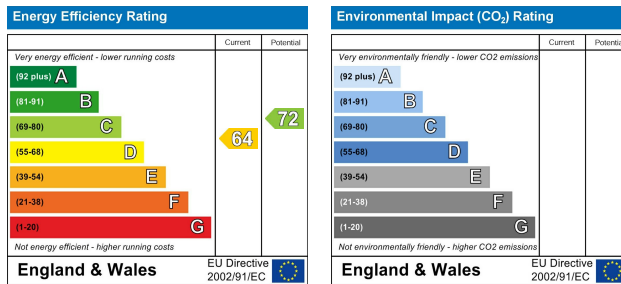
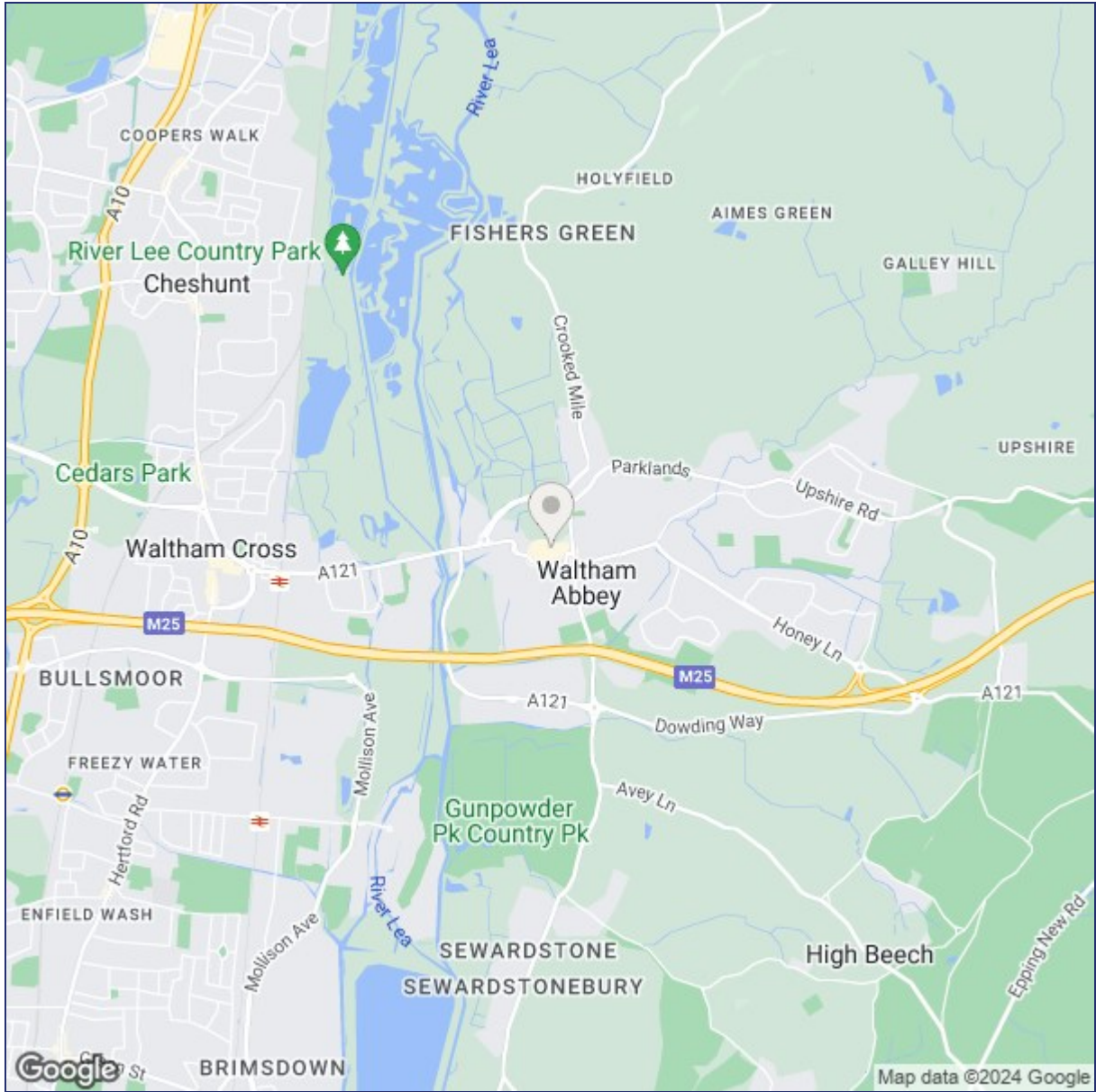


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("These details are correct at time of going to press").

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.

