

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Sun Street, EN9 1ER



Offers In Excess Of £199,995 Leasehold



Kings are proud to present to market this GRADE II LISTED building amongst amenities.

A fantastic opportunity to acquire this 1 bed apartment. This property benefits from a main living area which is open plan to a baby blue base and eye level kitchen with integrated appliances including dishwasher, washing machine, fridge/freezer and tiled splash backs. Other features to include is a gas central heating, tiled contemporary bathroom suite and long lease. Located on Sun Street this home is within walking distance to Waltham Abbays many shops, restaurants, bus links and is perfect for the first time buyer or investor.

Energy Rating E.

Call now to view at your earliest convenience 01992 652006

RECEPTION 15'5 x 12'7

BATHROOM 8'1 x 5'9

BEDROOM 13'5 x 11'11

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.

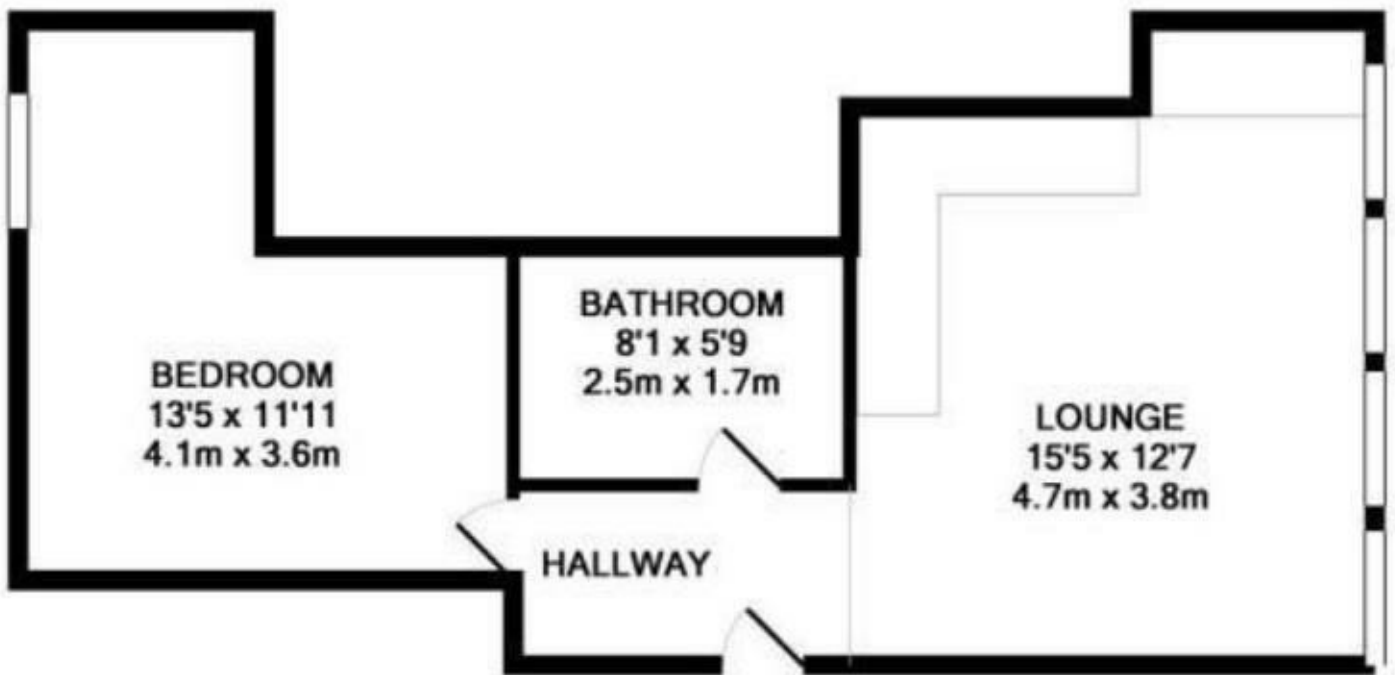
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

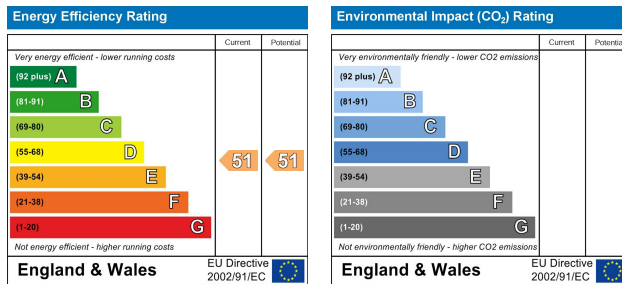
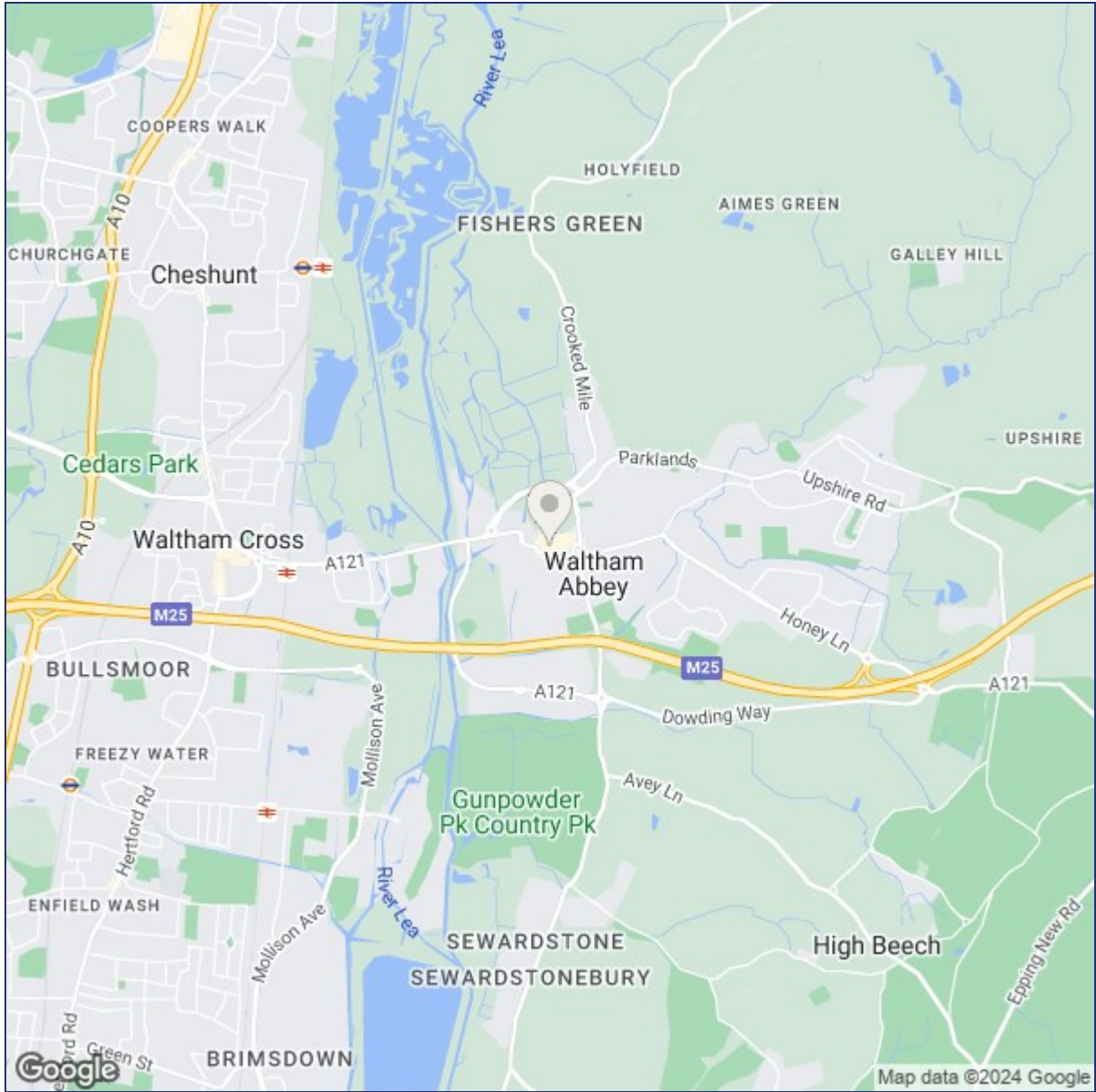
5. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.

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.



B





("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.

