

8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

T: 01992 652006  
www.kings-group.net



## Hazlemere Marina, EN9 1FJ



**Asking Price £350,000 Leasehold**



PANORAMIC CANAL VIEWS!!! Offered by Kings, this 2-bedroom top-floor apartment with canal views. Located in the 10,000-acre Lea Valley National Park and a short walk from Waltham Abbey's market town, the residence features a 23-foot lounge with a balcony, an integrated kitchen, double-glazed windows, gas central heating, and a video entry system. Positioned at the end of Marina Court, it offers uninterrupted views. Being the sole property on the top floor, it includes an outdoor area for entertaining, along with allocated and visitor parking. The property comprises of brick and tile construction and has mains gas electric and water.

This property must be viewed to be fully appreciated call 01992 652006

EPC rating C  
Flood risk - Very low

Mobile (based on calls indoors)  
O2 - Good  
EE - Good  
Three - Average  
Vodafone - Good

Broadband (estimated speeds)  
Standard 16 mbps  
Superfast 59 mbps  
Ultrafast 1000 mbps

**open plan lounge kitchen 23' x 19'**

**bedroom 1 12'11 x 9'11**

**bedroom 2 10'9 x 8'7**

**bathroom 7 x 6**

**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 endeavour 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 WHATSOEVER IN RELATION TO THIS PROPERTY.

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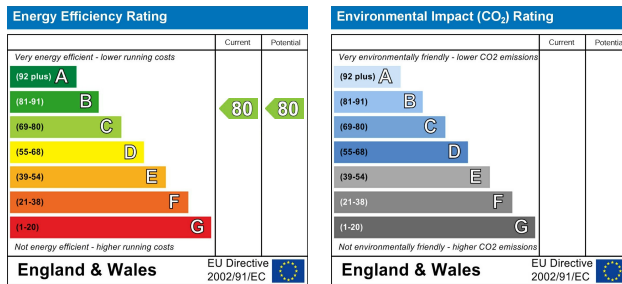
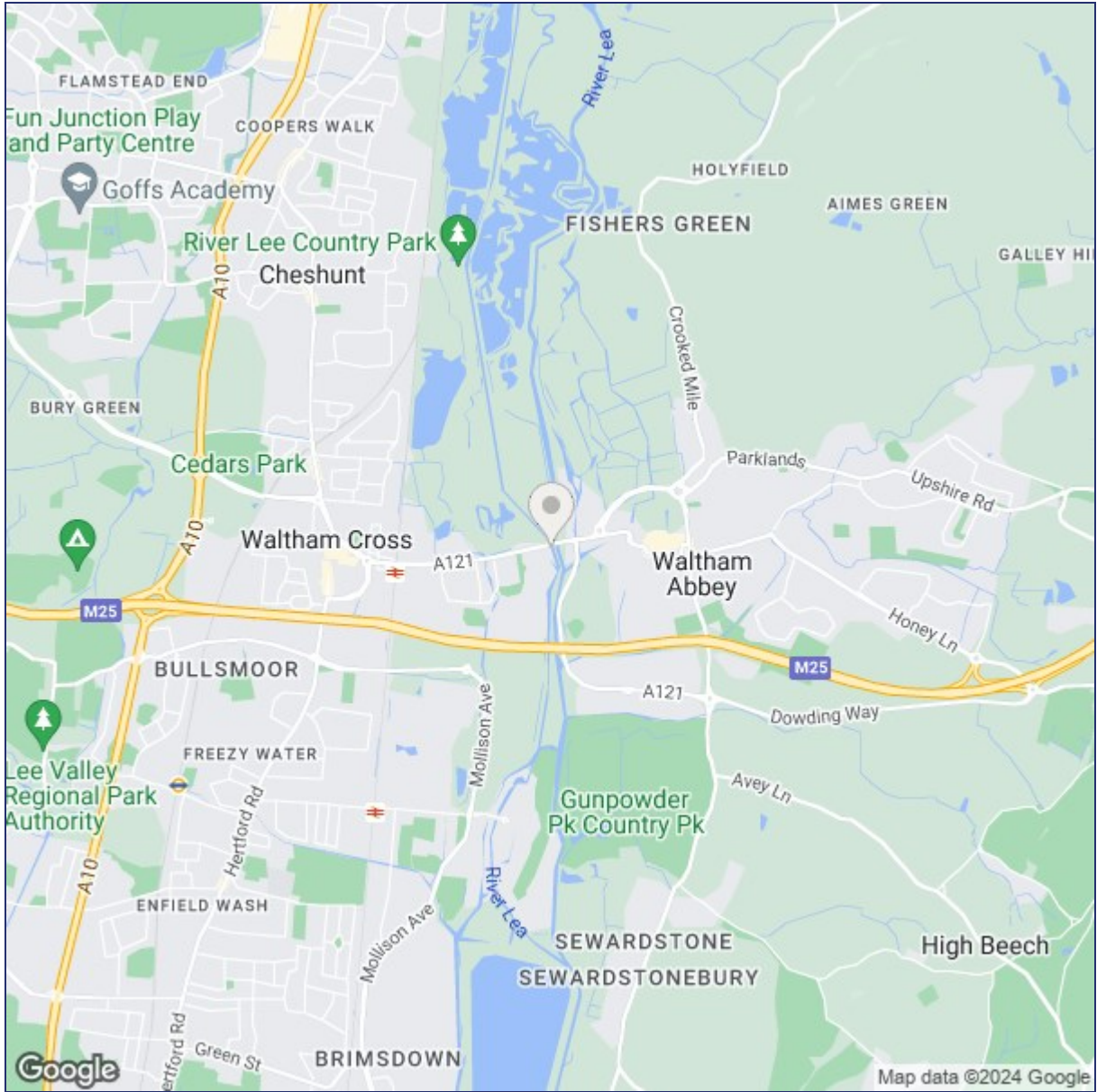


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("These details are correct at time of going to press").

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.

