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## Horseshoe Close, EN9 3LZ



**Guide Price £260,000 Leasehold**



**\*\*NO STAMP DUTY FOR FIRST TIME BUYERS!!!\*\***

Two-bedroom apartment for sale in Waltham Abbey! Located in the Abbey Fields Development, this property features a hallway with two storage cupboards, a bright living room, and a kitchen with wood storage units. The bathroom has a modern white three-piece suite, and both bedrooms can accommodate double beds with storage space. The master bedroom includes built-in storage. The property includes allocated parking, is constructed with brick and tile, features mains water and electric with storage heaters.

Conveniently situated, just a 5-minute drive from Waltham Abbey Town centre, close to J26 of the M25, and 10 minutes to Waltham Cross British Rail station, making it suitable for commuting. Ideal for first-time buyers or those looking to downsize.

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

Service Charge & Ground Rent £1,256.19pa  
Lease Term Remaining 90 years  
Lease Term 125 Years From 25 December 1989  
Council Tax Band Band C  
EPC Rating E

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

Broadband (estimated speeds)  
Standard 3 mbps  
Superfast 80 mbps  
Ultrafast 1000 mbps

Satellite & Cable TV Availability  
BT - Good  
Sky - Good  
Virgin- Good

**LIVING ROOM/DINER 16'86 x 9'66**

**KITCHEN 10'93 x 7'19**

**BEDROOM 10'36 x 8'64**

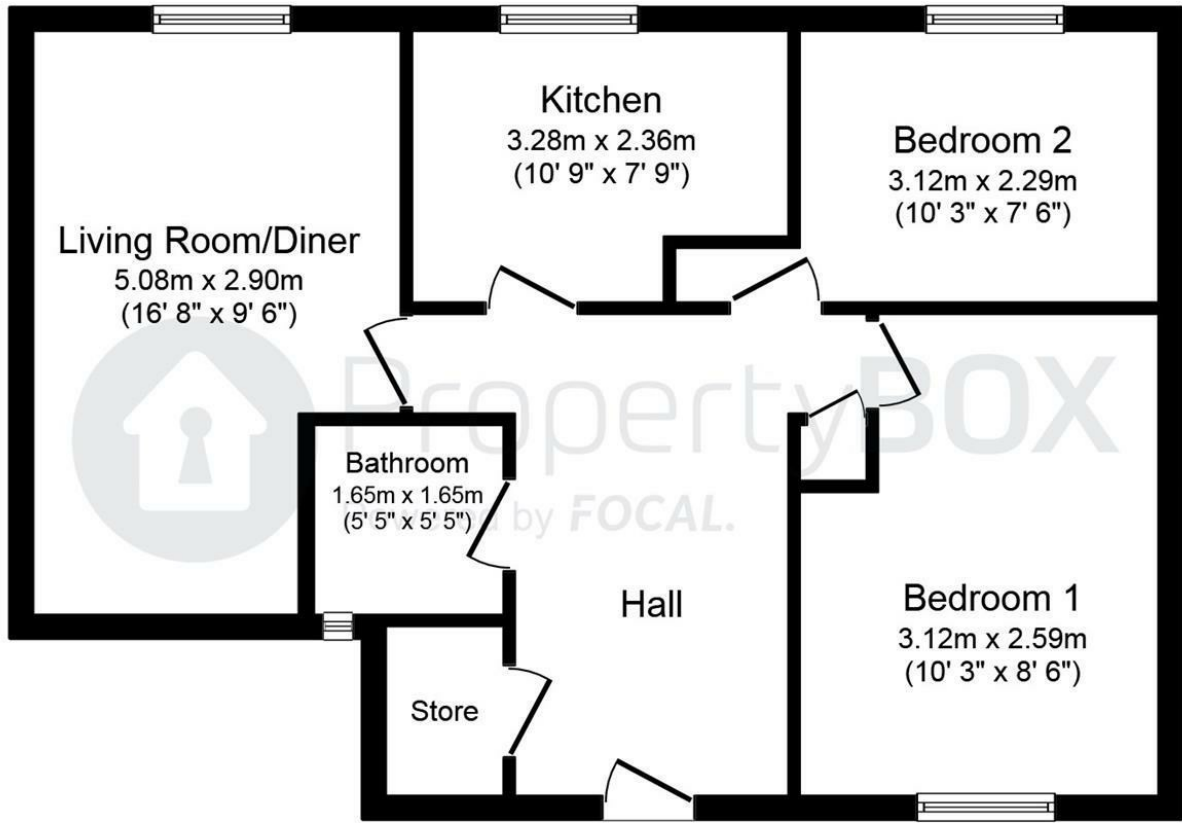
**BEDROOM 10'34 x 7'69**

**BATHROOM 5'50 x 5'52**

**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.

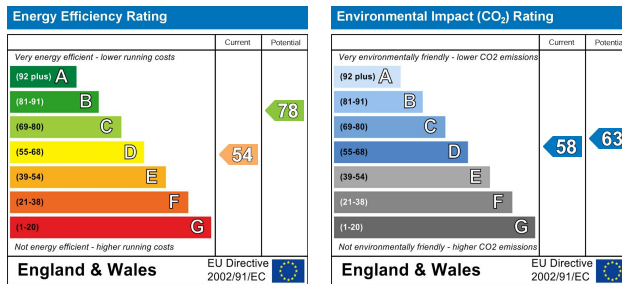
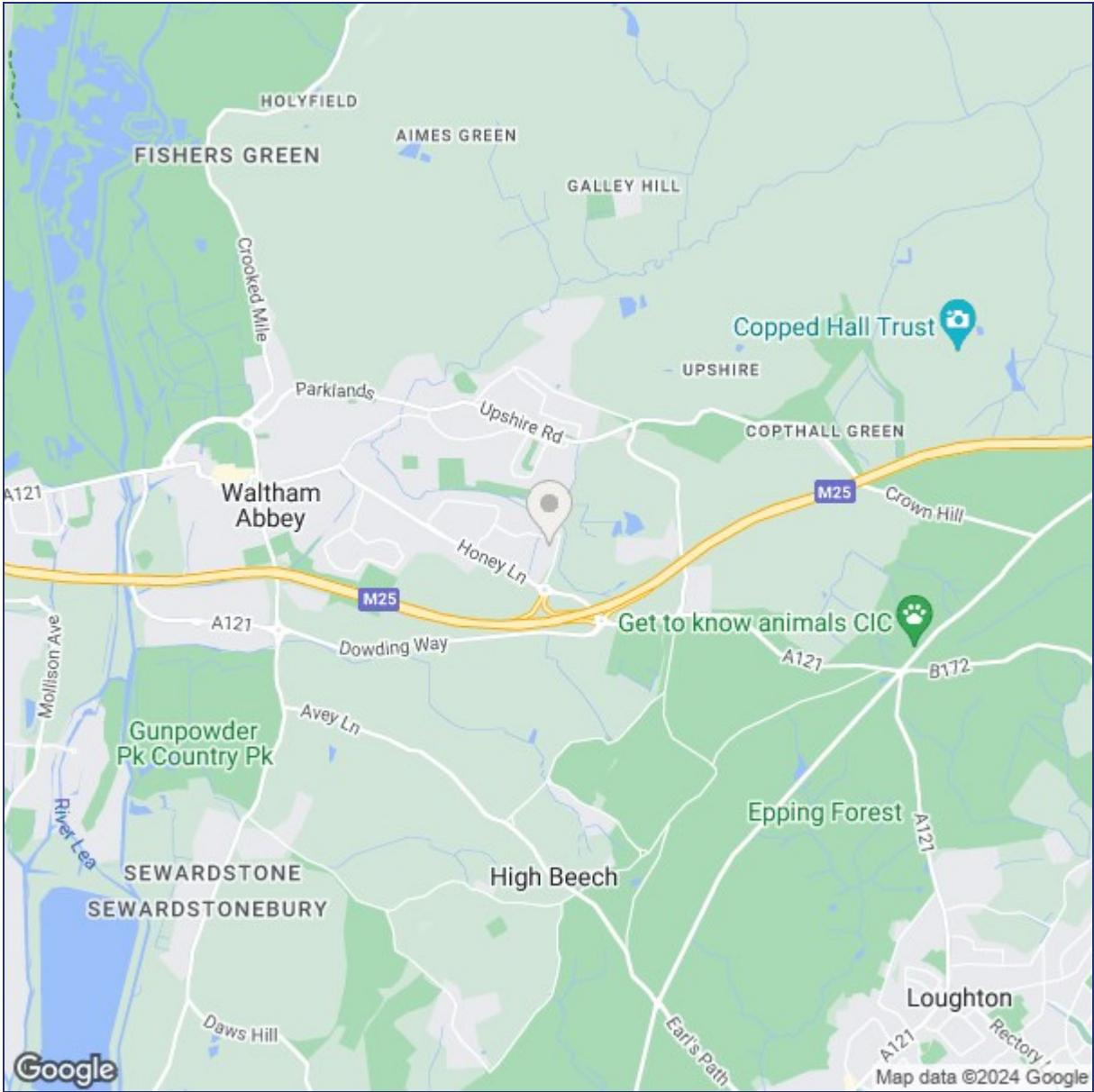




## Floor Plan

Total floor area 60.0 sq. m. (646 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



("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.

