

8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

T: 01992 652006  
www.kings-group.net



## Marina Court, EN9 1FN



**Asking Price £350,000 Leasehold**



CANAL VIEWS! Kings are pleased to present to market this 2-bedroom third-floor apartment with canal views. Located in the 10,000-acre Lea Valley National Park, a short walk from Waltham Abbey's market town and Waltham Cross Rail station taking you into Liverpool Street within 30 minutes.

The residence features a 24-foot open planned integrated kitchen/lounge area with balcony, two double bedrooms, double-glazed windows, gas central heating, and video entry system. Positioned midway into Marina Court, it offers great canal views from the balcony off the lounge. The property also comes with allocated and visitor parking. The property comprises of brick and tile construction and has mains gas electric and water.

Must be viewed to be fully appreciated call 01992 652006!

EPC rating - B  
Council Tax - D  
Service Charge - £180 pcm  
Ground Rent - £300 per year  
Lease remaining - 243 years  
Floor Area 731 ft2/ 68 m2

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

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

**HALL**

**LIVING ROOM 16'05 x 13**

**KITCHEN 8'1 x 13**

**BEDROOM 1 12'1 x 11**

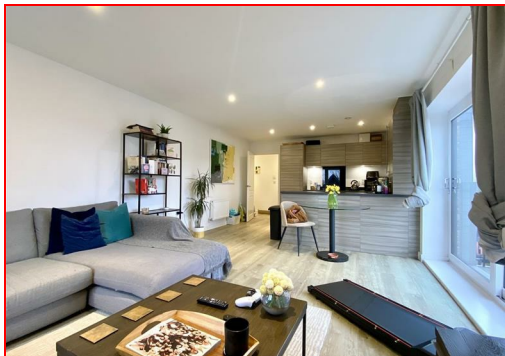
**BEDROOM 2 11'10 x 7'05**

**BATHROOM 6'10 x 7**

**BALCONY**

**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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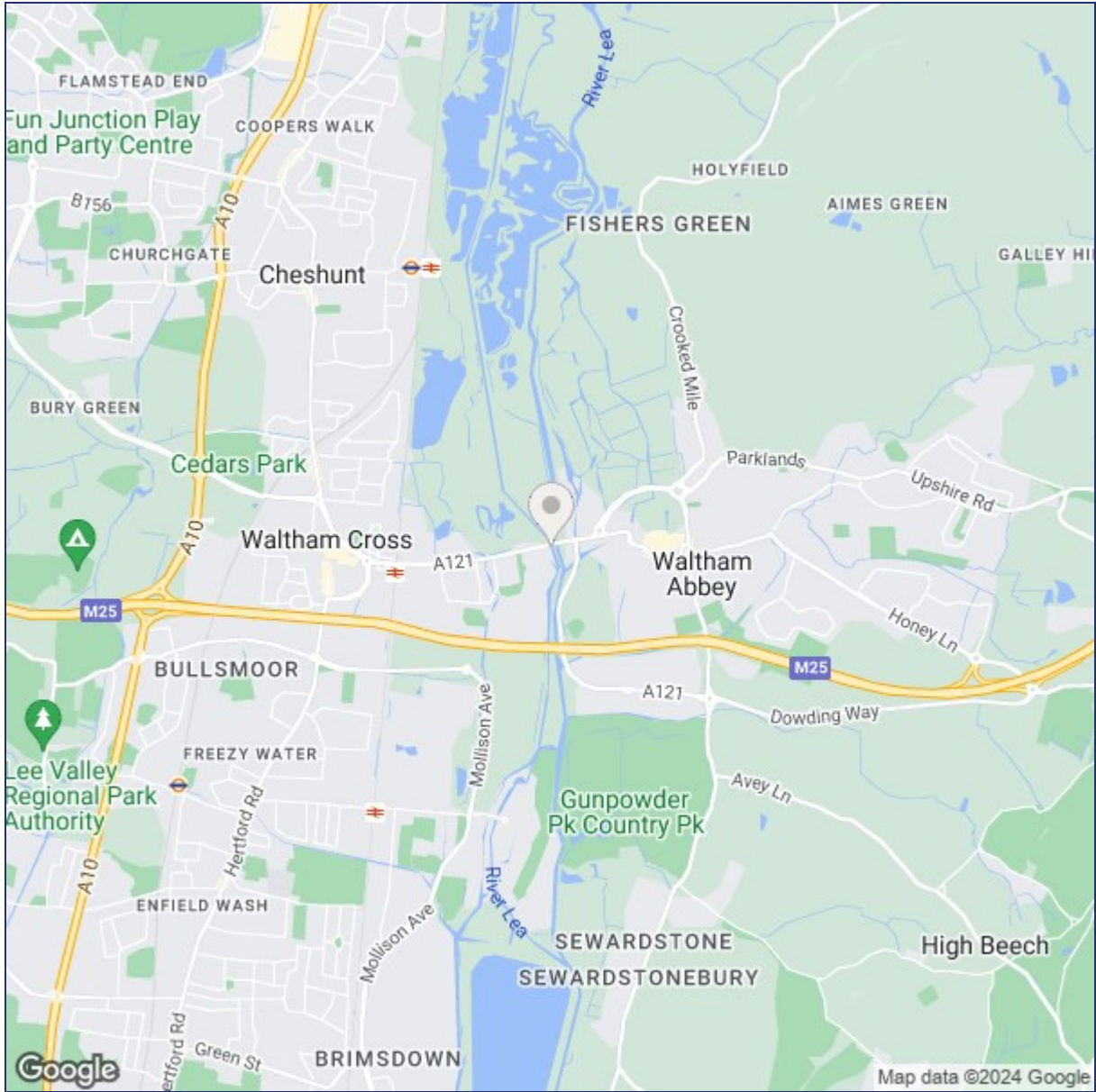


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| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|-------------------------|--|---|
|   | Current                 | Potential                                      |   |
| Very energy efficient - lower running costs |                         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) <b>A</b>                          |                         |  | (92 plus) <b>A</b>  |
| (81-91) <b>B</b>                            |                         |  | (81-91) <b>B</b>  |
| (69-80) <b>C</b>                            |                         |  | (69-80) <b>C</b>  |
| (55-68) <b>D</b>                            |                         |  | (55-68) <b>D</b>  |
| (39-54) <b>E</b>                            |                         |  | (39-54) <b>E</b>  |
| (21-38) <b>F</b>                            |                         |  | (21-38) <b>F</b>  |
| (1-20) <b>G</b>                             |                         |  | (1-20) <b>G</b>   |
| Not energy efficient - higher running costs |                         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | <b>83</b>                                      | <b>83</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.

