

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Maynard Court, EN9 3DU



Asking Price £220,000 Leasehold

2 BEDROOM FLAT! CHAIN FREE!!

Kings Group of Waltham Abbey are delighted to offer this 2 bedroom flat to the market. Upon entering the property, you are greeted by a good size hallway, boasting adjoining storage cupboards. The master bedroom is a good size double, boasting a walk in wardrobe. The living room/kitchen is bright and airy. The kitchen itself is finished with high gloss base and eye level units, integrated appliances and granite work surfaces. The bathroom is fully tiled and completed with a modern white three piece suite.

To the front of the block you have ample communal parking. Just a 2 min walk from the property you have the local doctors surgery and a brand new leisure centre which is being built. Situated in a peaceful part of Waltham Abbey, you are well located, being just a 5 min drive to the pedestrianised town centre and all the amenities it has to offer.

Being just a 5 min drive to the M25 and 10 mins to Waltham Cross British Rail station, the property is perfectly placed for those of you that commute. Recently refurbished, this property is finished to a lovely standard. A superb opportunity for first time buyers or investors this property should not be missed.

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

Council Tax - Band B
Lease Term Remaining - 90 years
EPC Rating - C
Annual Service Charge - £120
Annual Ground Rent - £10

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

Broadband (estimated speeds)
Standard 7 mbps
Superfast 71 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

HALL

LIVING ROOM & KITCHEN 16'03 x 10'15

BEDROOM ONE 13'26 x 10'06

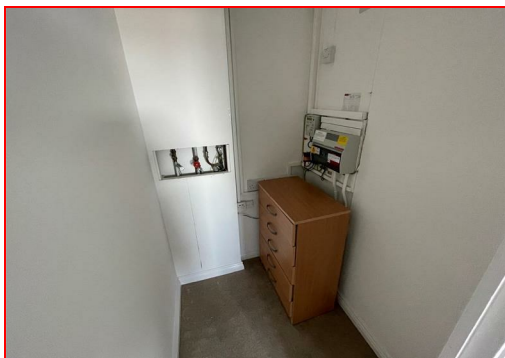
WALK IN WARDROBE 4'14 x 4'90

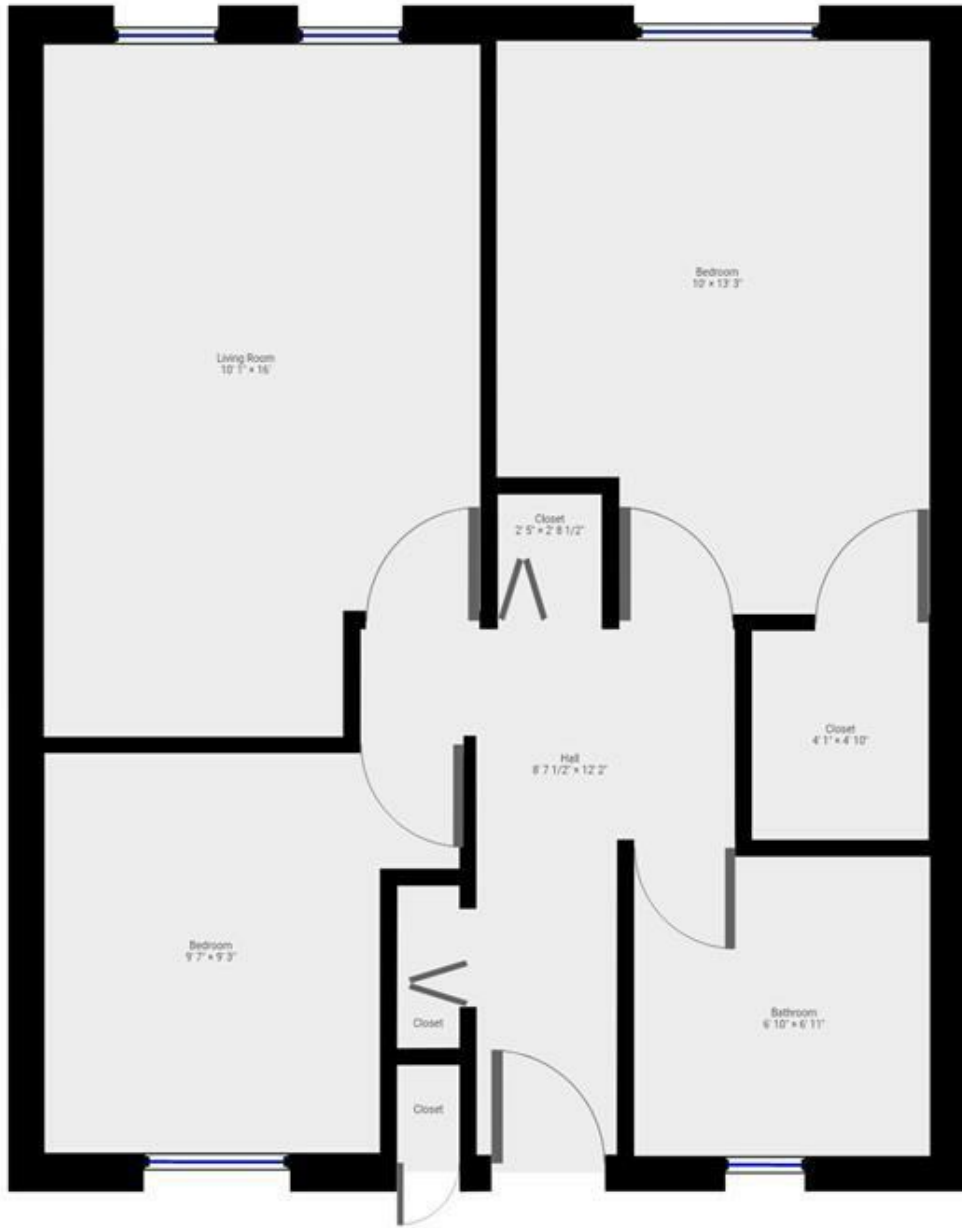
BEDROOM TWO 9'58 x 8'29

BATHROOM 6'89 x 5'97

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.



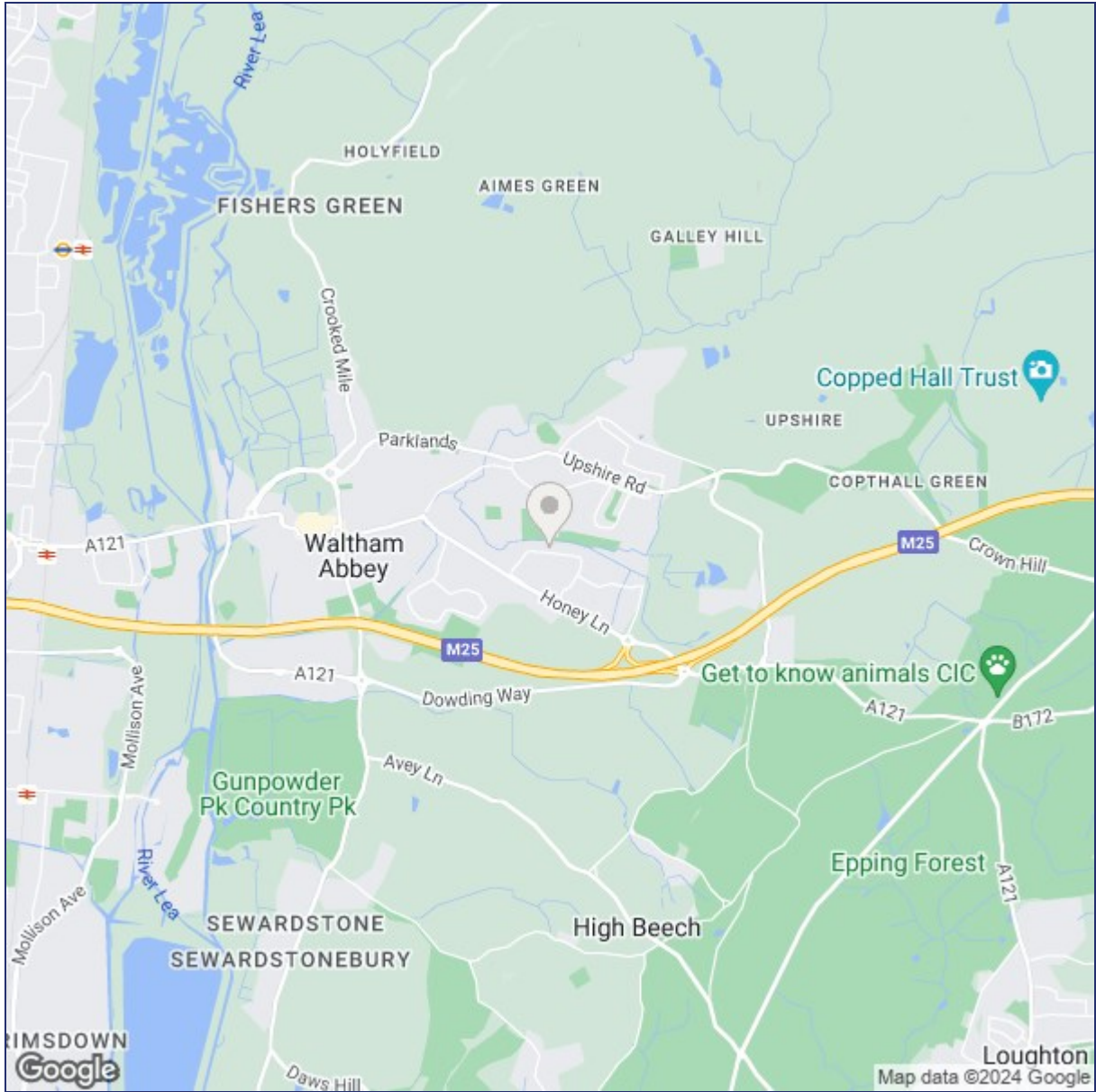


THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

8A Sun Street, Waltham Abbey, Essex, EN9 1EE

T: 01992 652006
www.kings-group.net





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		70	70
		77	79
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

("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.

