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Howard Close, EN9 1XD



Asking Price £235,000 Leasehold



2 BEDROOM FLAT!!! Kings Group Waltham Abbey are delighted to offer this lovely 2 bedroom flat to the market. Located on the ever sought after Howard Close, this property is ideally situated less than 5 minutes from the historic Waltham Abbey Town Centre and its amenities. The property consisting of an entrance hallway, living room, kitchen with white gloss base & eye level units, roll top work surfaces and splash backs, two double bedrooms and the fully tiled family bathroom. Other features include entry phone system, double glazing, gas central heating, ample storage space and communal parking spaces. Constructed with brick and tile, features mains water, electric and gas heating.

This wonderful flat also has the added benefit of gas central heating. Only a 5 minute drive from Waltham Cross British Rail Station and the M25 this property has great transport links. In addition to this there is ample communal parking. Ideal for First Time Buyers, Investors or those of you looking to downsize.

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

Leasehold 109 years
 Lease Term 110 years from June 2022
 Council Tax Band C
 EPC Rating B
 Floor Area 559 ft2/ 52 m2

Flood Risk
 Rivers & Seas Very Low
 Surface Water Medium

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

Broadband (estimated speeds)
 Standard 7 mbps
 Superfast 80 mbps
 Ultrafast 330 mbps

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

ENTRANCE HALL

LIVING ROOM 13'11 x 13'01

BEDROOM 10'07 x 9'09

BEDROOM 10'05 x 6'04

KITCHEN 11'03 x 6'10

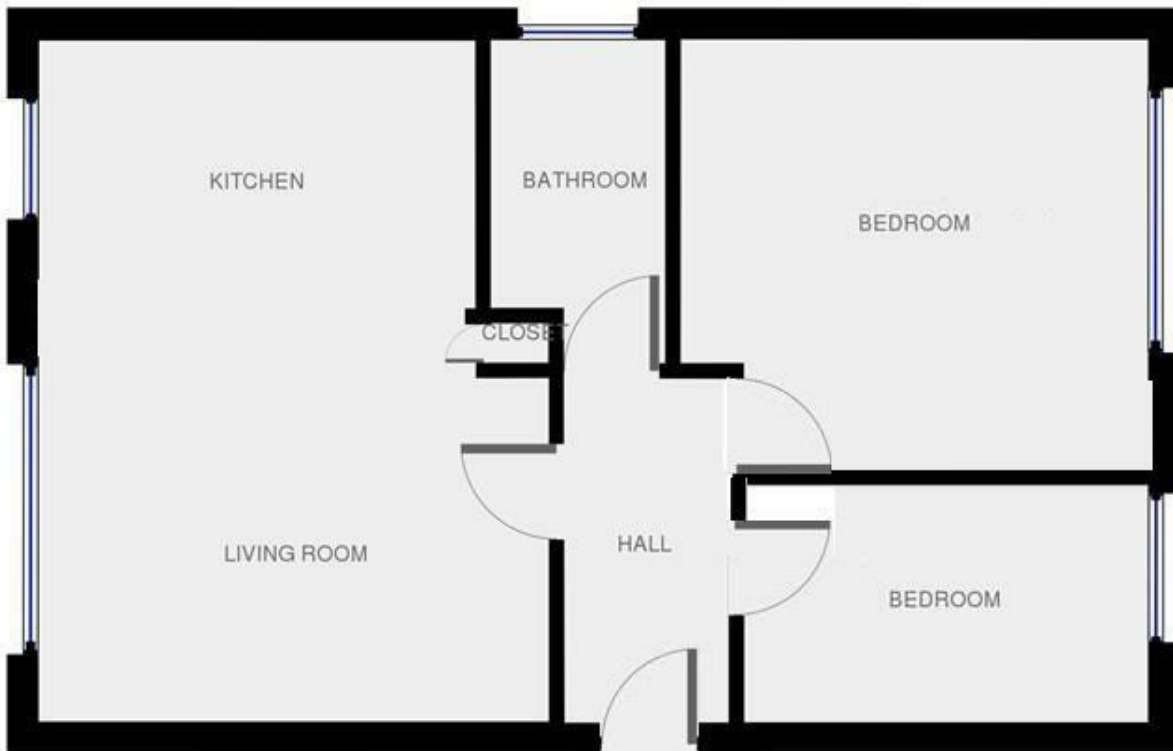
FAMILY BATHROOM 8'04 x 4'06

DISCLAIMER

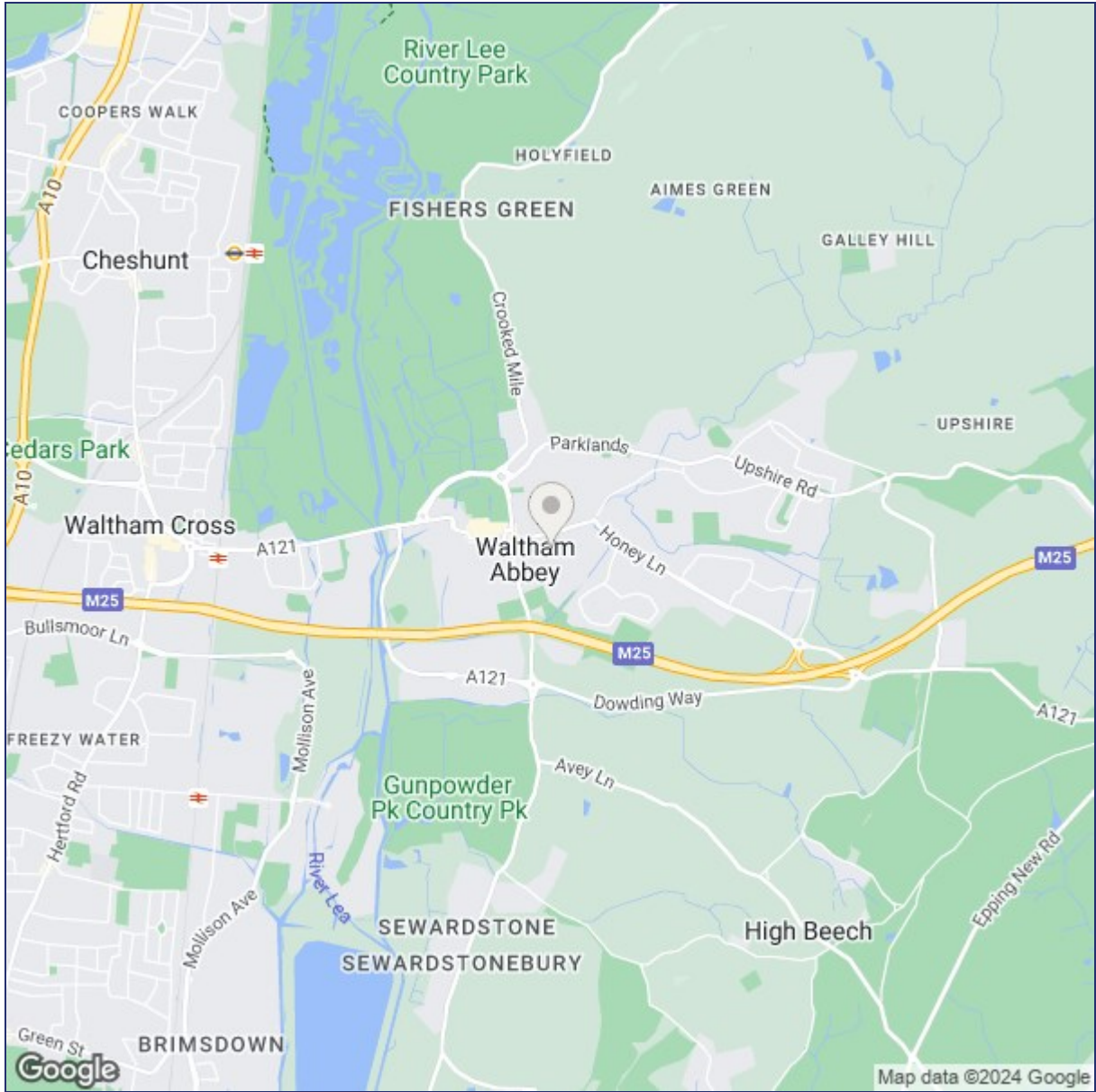
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and 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.



2nd Floor



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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
81	82
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
79	80
EU Directive 2002/91/EC	

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

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