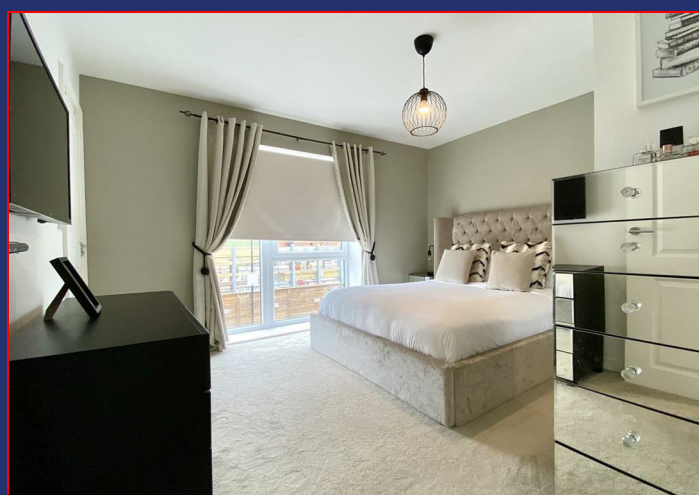
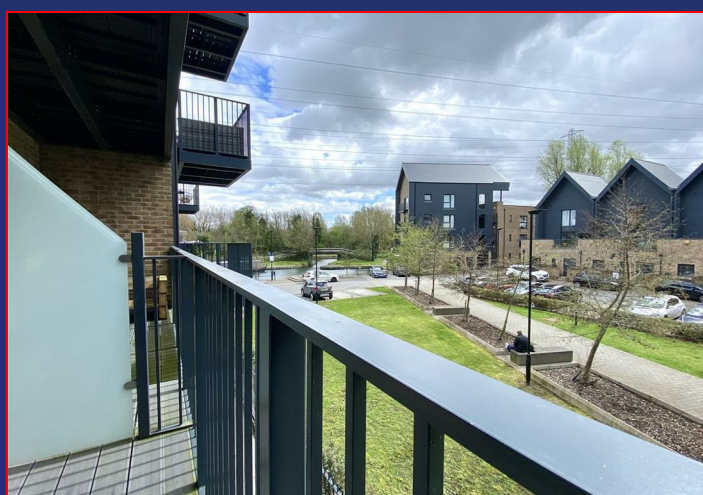


8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Marina Court, EN9 1FN



Asking Price £349,995 Leasehold



Kings are pleased to present to market this 2-bedroom 2-bathroom first-floor apartment with partial 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 23-foot open planned integrated kitchen/lounge area with balcony, two double bedrooms, en-suite to main bedroom, family bathroom, double-glazed windows, gas central heating, and video entry system. Positioned midway into Marina Court, it offers square and partial 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 - £138 pcm
 Ground Rent - £300 per year
 Lease remaining - 243 years
 Floor Area 764 ft²/ 71 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



KITCHEN/LOUNGE 23'05 x 13'05
BEDROOM 1 11'02 x 12'10
BEDROOM 2 11'03 x 10'09
BATHROOM 7'01 x 5'06
EN-SUITE
HALLWAY



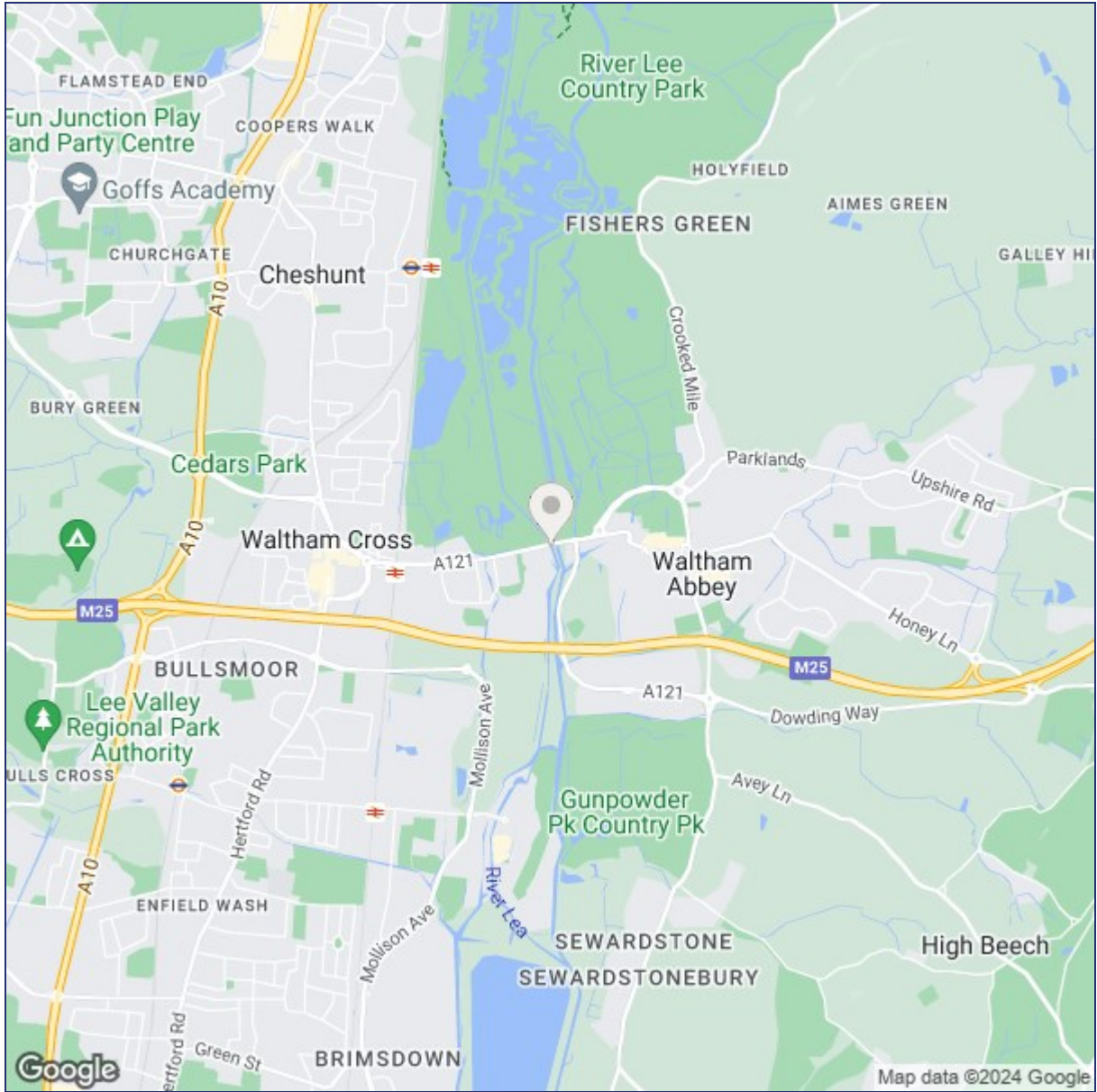


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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) 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
England & Wales	EU Directive 2002/91/EC		England & Wales
			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.

