

8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

T: 01992 652006  
www.kings-group.net



## Foxwood Chase, EN9 3YW



**Asking Price £299,000 Leasehold**

\*\*\* LAUNCH DAY 20/04/24 \*\*\*

Kings Group Waltham Abbey is excited to introduce this CHAIN FREE 2-bedroom flat. Step into the entrance hallway, leading you into a generously sized living room boasting a Juliet balcony for added charm. The kitchen is equipped with both base and eye-level units, complemented by roll-top work surfaces and tiled splashbacks. You'll find two spacious double bedrooms, with the master bedroom boasting its own en-suite bathroom for added convenience. The family bathroom is fully tiled and features a three-piece suite. Additionally, enjoy the peace of mind provided by the entry comms system and take advantage of the allocated parking space, along with communal visitor bays. Constructed with brick and tile, features mains water, electric and storage heaters.

Situated on the ever sought after meridian development, located just a 10 minute drive to Waltham Cross British Rail Station and J26 on the M25, you are ideally situated for commuting. Also being just a 10 minute walk to Waltham Abbey's historic market town centre and all the amenities it has to offer. The property also boasts a long lease. Call us now on 01992 652 006 to arrange your viewing and avoid disappointment.

**LEASEHOLD**

Lease Term Remaining 974 years  
Service Charge £1,830  
Ground Rent £25.00  
Council Tax Band D.  
EPC Rating C

**Coverage**

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

**Broadband (estimated speeds)**

Standard 6 mbps  
Superfast 56 mbps  
Ultrafast -

**Satellite & Cable TV Availability**

BT - Good  
Sky - Good  
Virgin - Poor

**HALL**

**RECEPTION 21'3 x 11'10**

**KITCHEN 7'4 x 6'1**

**BEDROOM 12'2 x 11'01**

**EN-SUITE**

**BEDROOM 11'01 x 10'01**

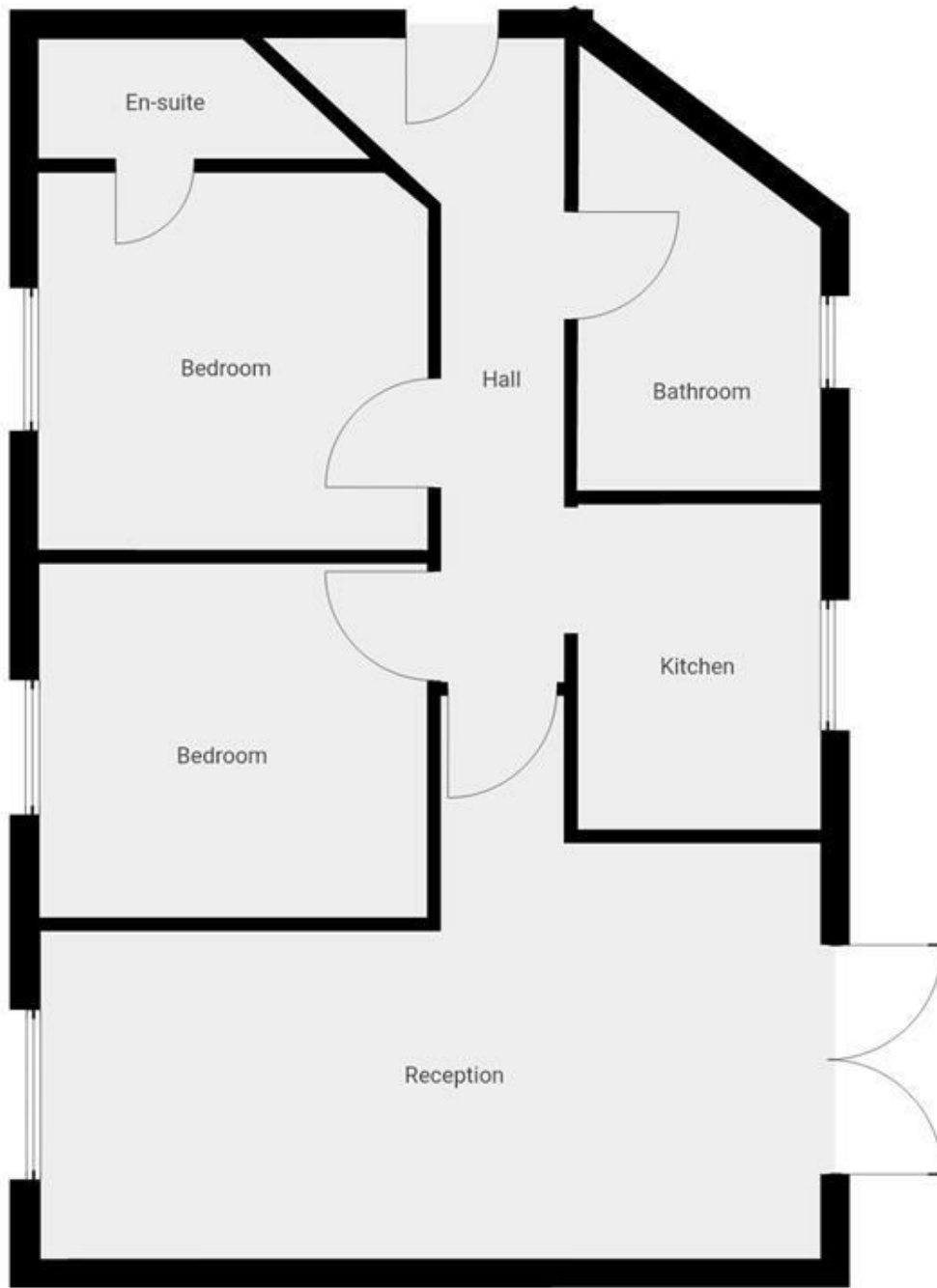
**FAMILY BATHROOM**

**PARKING BAY**

**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.



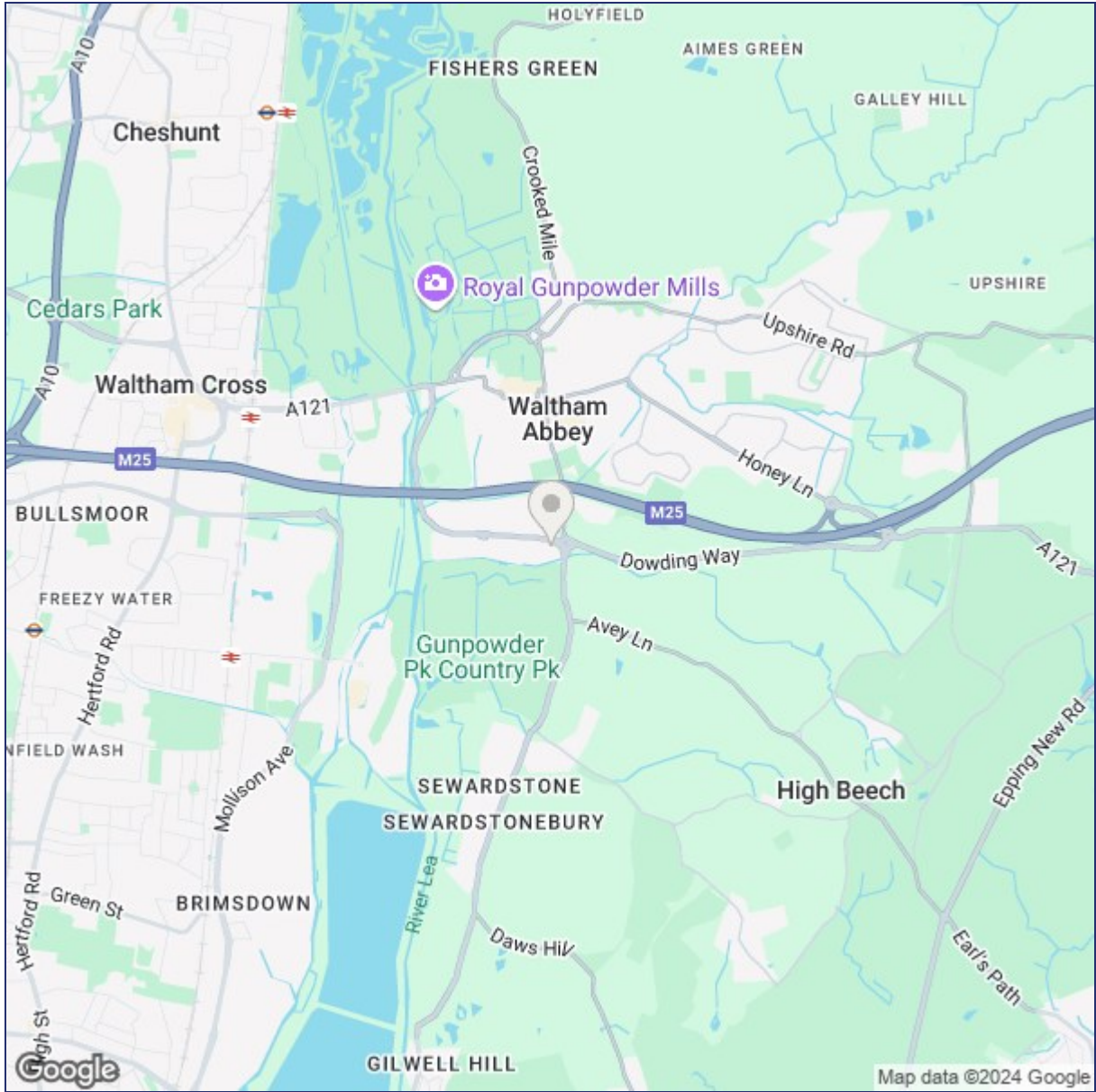


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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <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
		76	
		79	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			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.

