

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Peregrine Road, EN9 3PF



Asking Price £265,000 Leasehold



Kings Group Waltham Abbey present this top floor 2 bedroom flat to the market. Consisting of an entrance hallway with storage cupboard, a bright & airy reception, kitchen with white base & eye level units, roll top work surfaces and tiled splash backs, a double bedroom with built in wardrobe, a second bedroom and the fully tiled family bathroom. Other features include private loft space, parking bays and an entry comms system. Constructed with brick and tile, features mains water, electric and gas heating.

Conveniently situated, just a 5-minute drive from Waltham Abbey town centre, close to J26 of the M25, and 10 minutes to Waltham Cross British Rail station, making it suitable for commuting. Ideal for first-time buyers or those looking to downsize.

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

Council Tax Band D
EPC Rating C
Lease Term Remaining 113 years
Service Charge £1,368.00pa
Ground Rent £200.00pa

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

Broadband (estimated speeds)
Standard 3 mbps
Superfast 260 mbps
Ultrafast -

Satellite & Cable TV Availability
BT
Sky
Virgin

ENTRANCE HALL

RECEPTION

KITCHEN

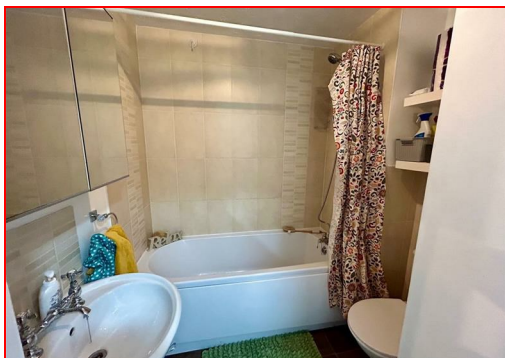
BEDROOM

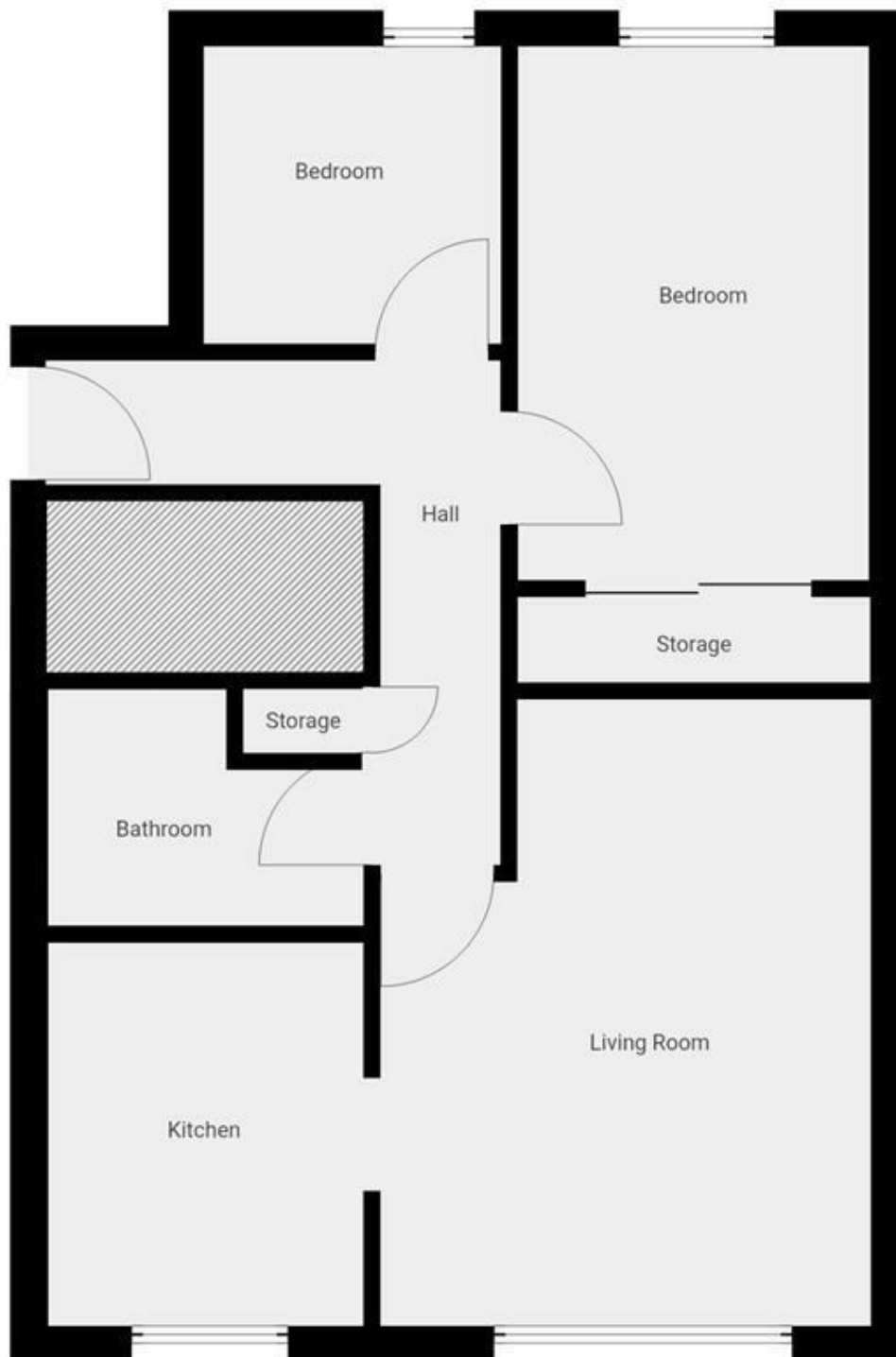
BEDROOM

BATHROOM

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.



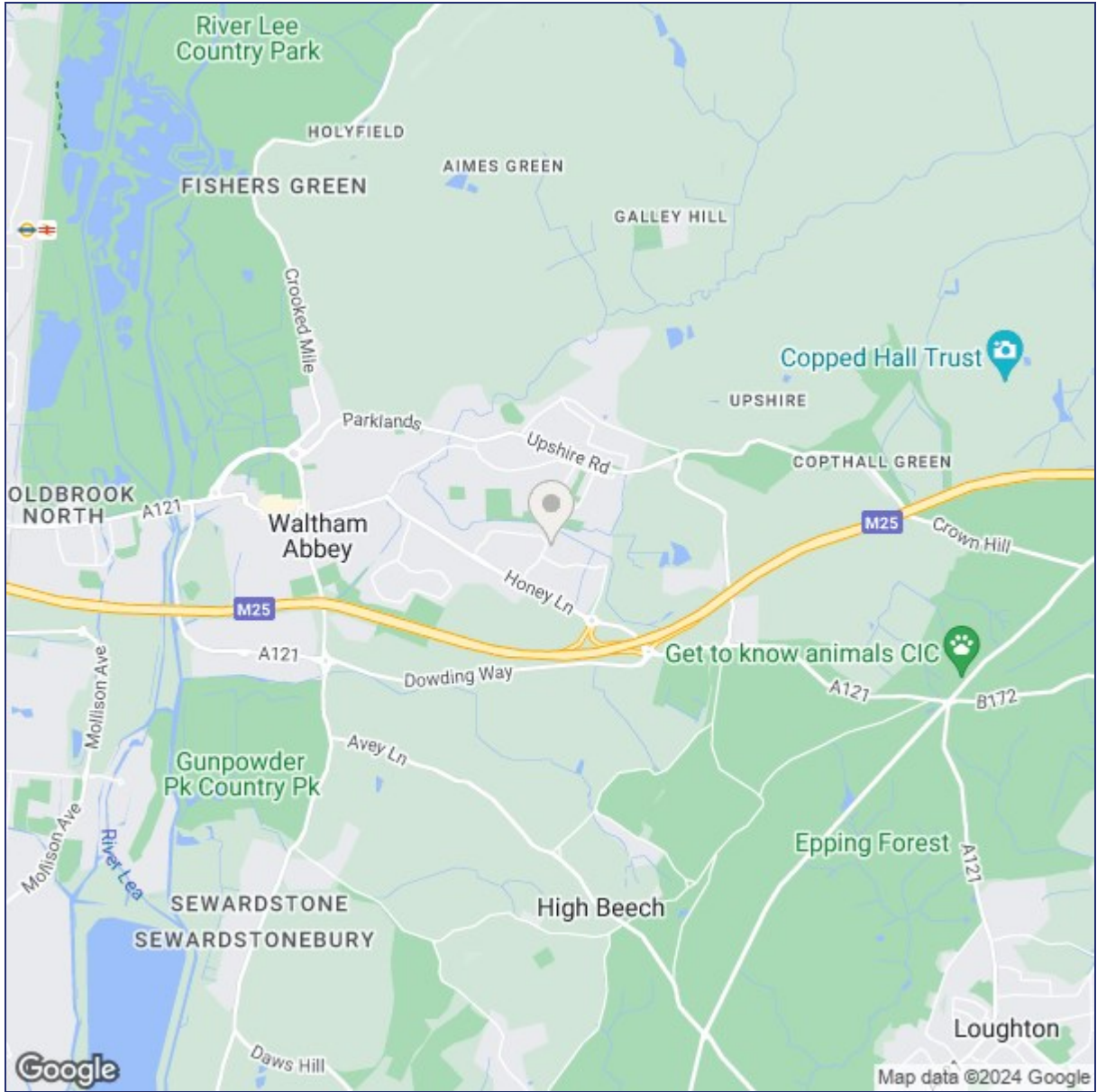


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU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

Environmental Impact (CO ₂) Rating		Current	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			
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.

