

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Horseshoe Close, EN9 3LZ



Guide Price £230,000 Leasehold

*** CURRENTLY TENANTED/IDEAL FOR BUY TO LET INVESTORS

Kings of Waltham Abbey are delighted to offer to the market this lovely 2 bedroom purpose built first floor flat.

The accommodation is bright and airy throughout, and offers a large neutrally decorated lounge with access to the balcony which has wonderful view of picturesque woods and separate kitchen which is modern and tiled. There is a large double bedroom, good sized second bedroom, and modern shower room. Constructed with brick and tile, features mains water & electric with storage heaters.

Approximately three miles out of Waltham Abbey town is Epping Forest, Loughton – London's largest open space providing events, walking and other pursuits. Waltham Abbey provides excellent shopping and leisure facilities which includes, amongst others, bakers, supermarkets, cafés, restaurants, pharmacies, hairdressers and clothes shops all within the main centre and walking distance from King Harold Lodge.

The nearest train station serving Waltham Abbey is at Waltham Cross – trains from here run to places including Broxbourne, London Liverpool St, Hertford East, Bishop's Stortford and Stratford (London). Buses from Waltham Abbey provide transport to destinations including Waltham Cross, Loughton, Debden, Broxbourne, Ware and Hertford.

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

Council Tax Band: C

Tenure: Leasehold

Lease Term: 125 Years - 91 Years Remaining

EPC Rating: C

ENTRANCE HALL

LIVING ROOM 17'01" x 14'04"

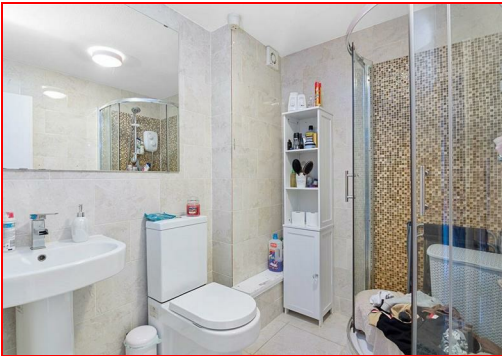
KITCHEN 10'06" x 7'02"

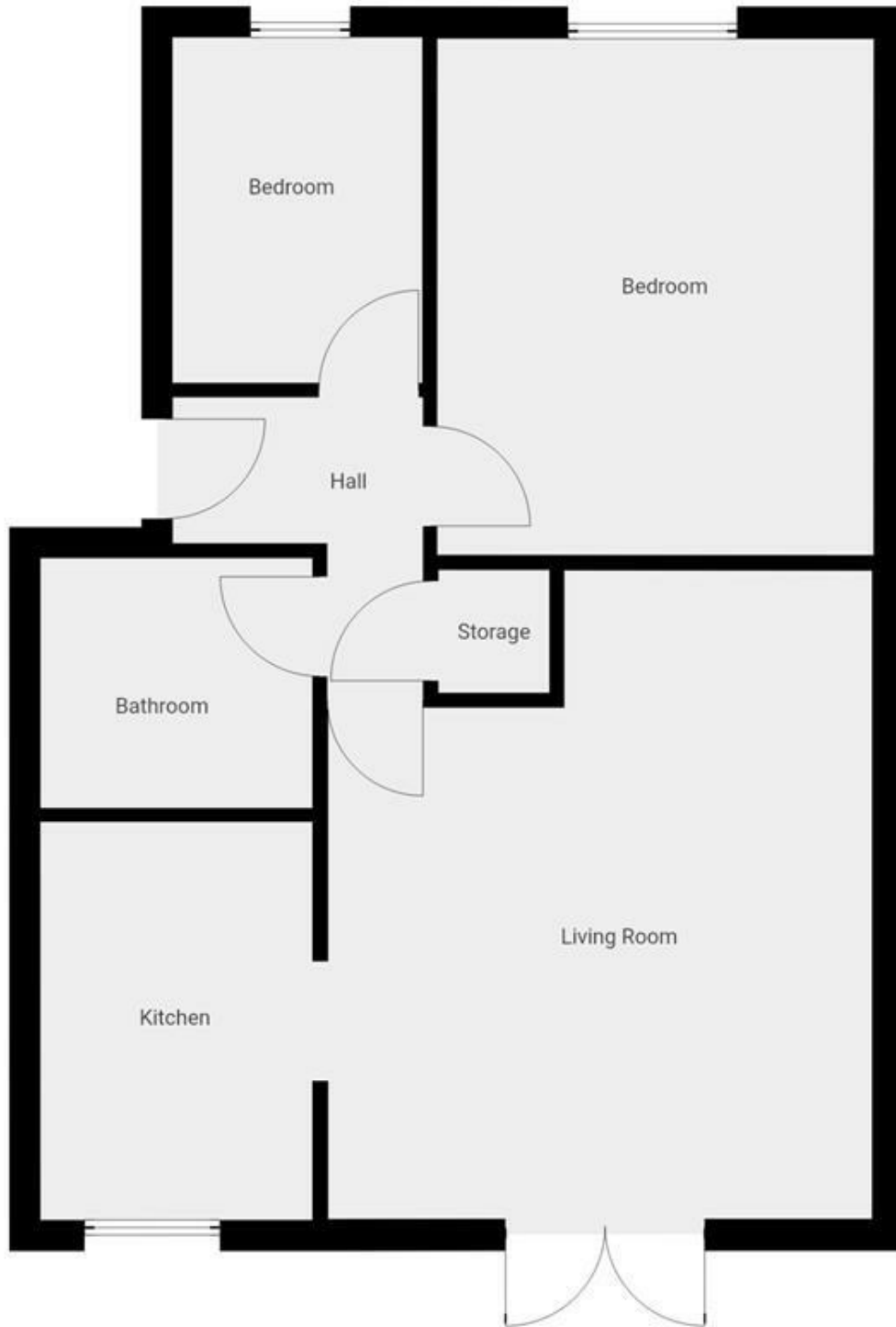
BEDROOM 13'07" x 11'06"

BEDROOM 9'01" x 6'07"

BATHROOM 7'02" x 6'07"

BALCONY



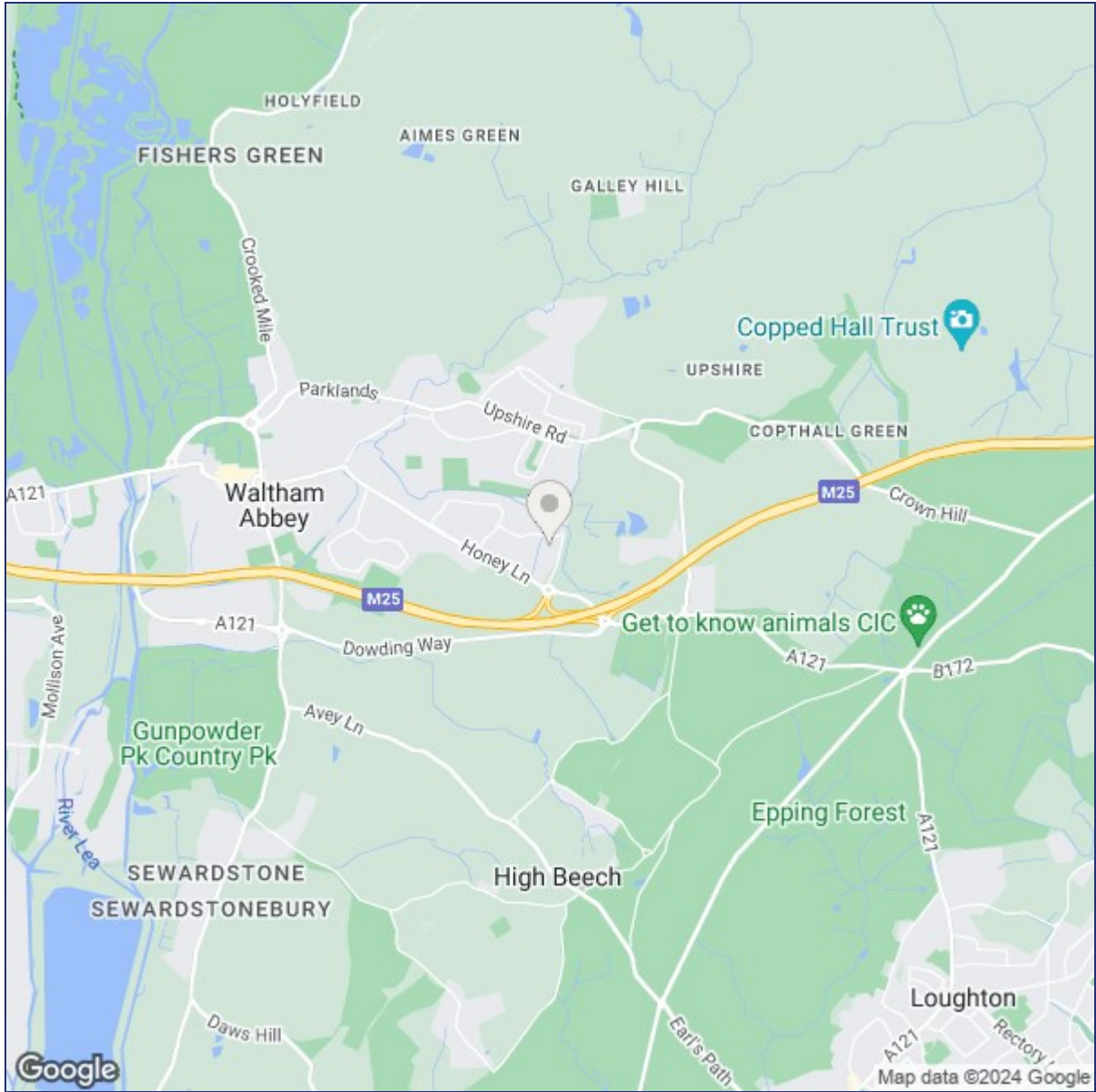


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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) 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
		70	
		79	
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.

