

8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

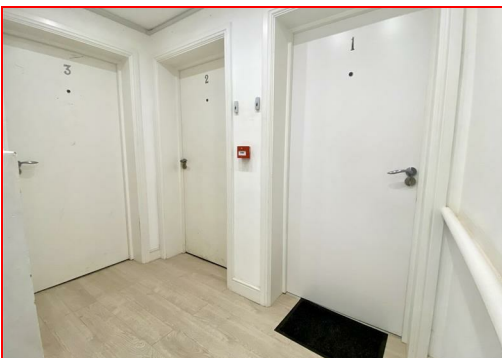
T: 01992 652006  
www.kings-group.net



## 9 Arlingham Mews, EN9 1ED



**Offers In Excess Of £200,000 Leasehold**



NEWLY DECORATED!

KINGS are proud to present to market this well presented one bedroom flat amongst amenities and travel links.

A fantastic opportunity to acquire this 1 bed apartment. This property benefits from a main living area which is open plan to a white gloss base and eye level kitchen with space for washing machine, dishwasher/dryer. Other features to include are electric heating, timber sash windows throughout, tiled modern bathroom suite and long lease. Located on Darby Drive this home is within walking distance to Waltham Abbeys many shops, restaurants, bus links and is perfect for the first time buyer or investor. The property consist of a brick and tile construction with mains electric gas and water.

Call now to view at your earliest convenience 01992 652006

Energy Rating E.

Flood Risk  
Rivers & Seas - No Risk  
Surface Water - Low

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

Broadband (estimated speeds)  
Standard 14 mbps  
Superfast 80 mbps  
Ultrafast 1000 mbps

Satellite & Cable TV Availability  
BT  
Sky

**LIVING ROOM 17 x 11**

**BEDROOM ONE 14 x 9**

**BATHROOM 7 x 5'05**

**HALLWAY 8 x 6**



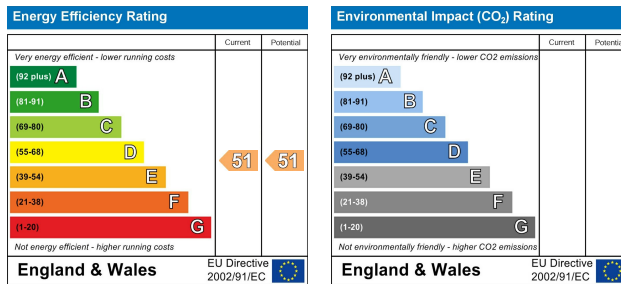
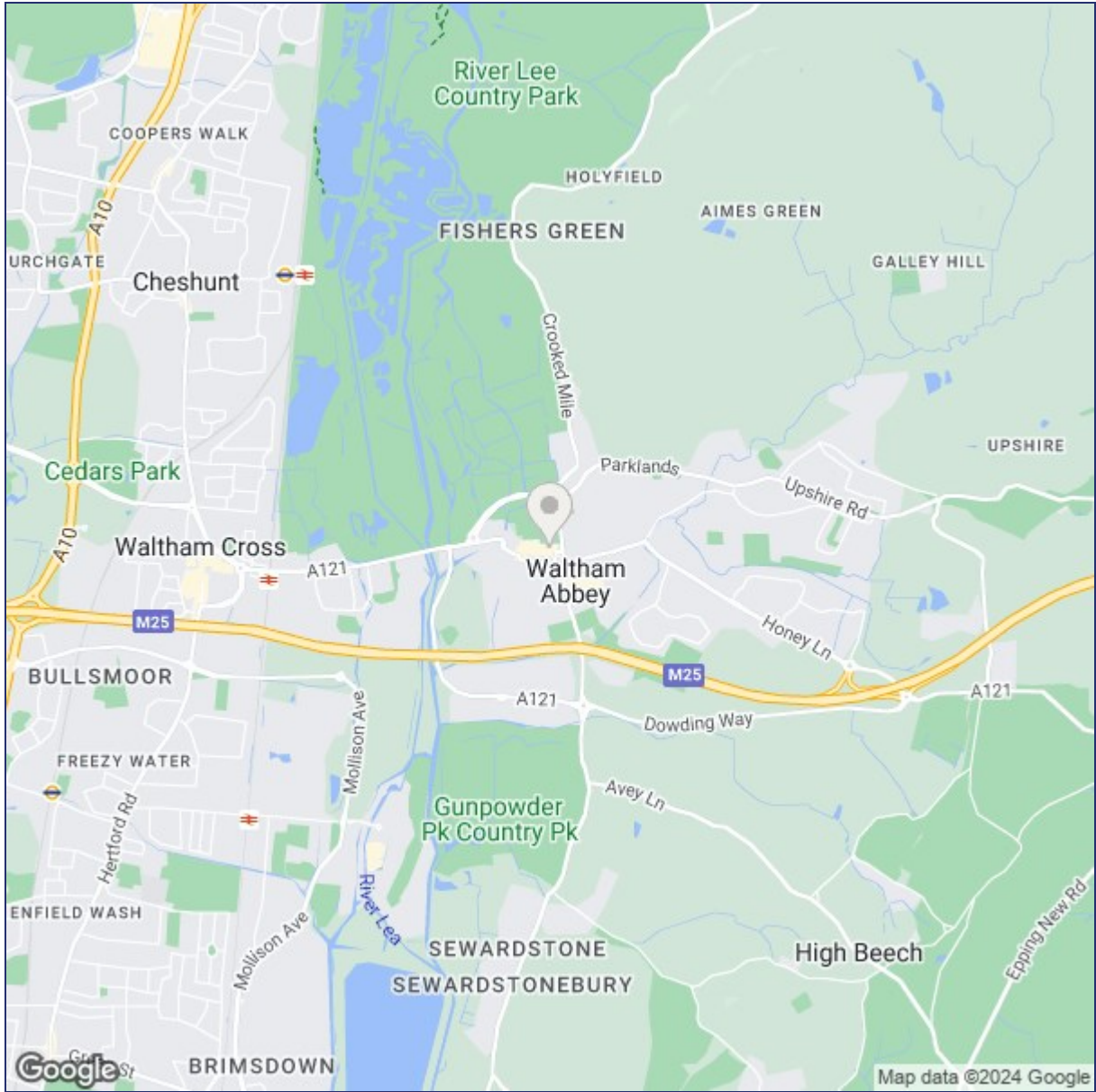


THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

8A Sun Street, Waltham Abbey, Essex, EN9 1EE

T: 01992 652006  
www.kings-group.net





("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.

