

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Sun Street, EN9 1EF



Asking Price £197,500 Leasehold



KINGS are pleased to present to market this well presented one bedroom flat situated in the historic town of Waltham Abbey.

A fantastic opportunity to acquire this one bed flat, this property benefits from a brightly lit main living area which is open plan to an off white gloss base eye level kitchen with integrated washing machine, fridge/freezer and well sized double bedroom with large eaves storage. Other benefits include gas central heating, a part tiled shower room and long lease.

Located on Sun Street this flat is within walking distance to Waltham Abbeys many shops, restaurants, bus links and is perfect for the first time buyer or investor.

The property consists of a brick and tile construction with mains electric gas and water.

Call now to view at your earliest convenience 01992 652006

EPC - C
Council Tax Band - B

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

KITCHEN 13'03 x 6'1

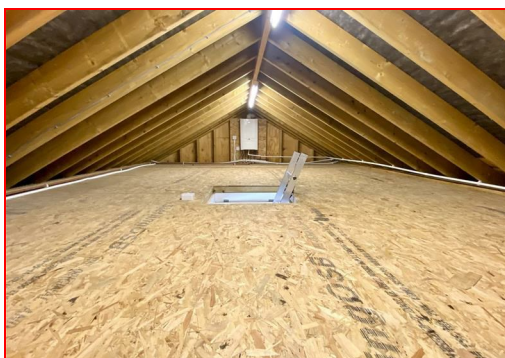
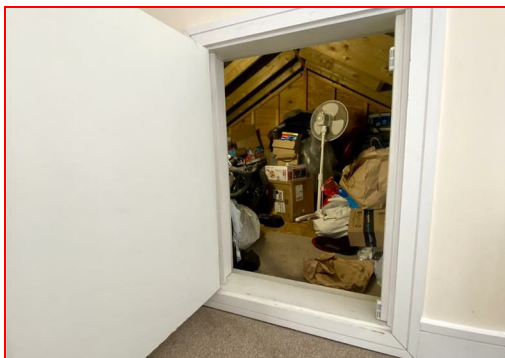
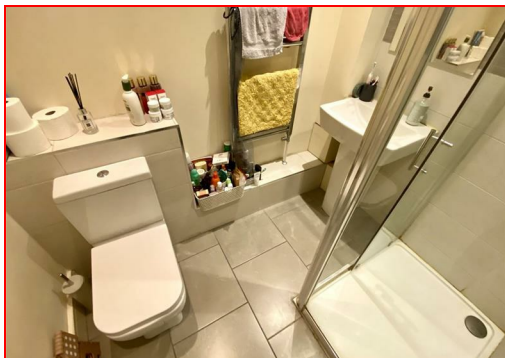
LOUNGE 11 x 14'03

BEDROOM ONE 9 x 14'06

BATHROOM 5'07 x 6'10

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 endeavor 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 WHATEVER IN RELATION TO THIS PROPERTY.



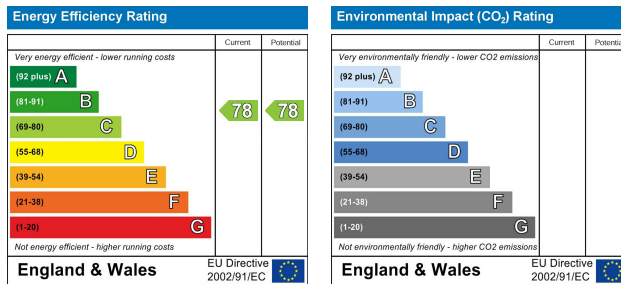
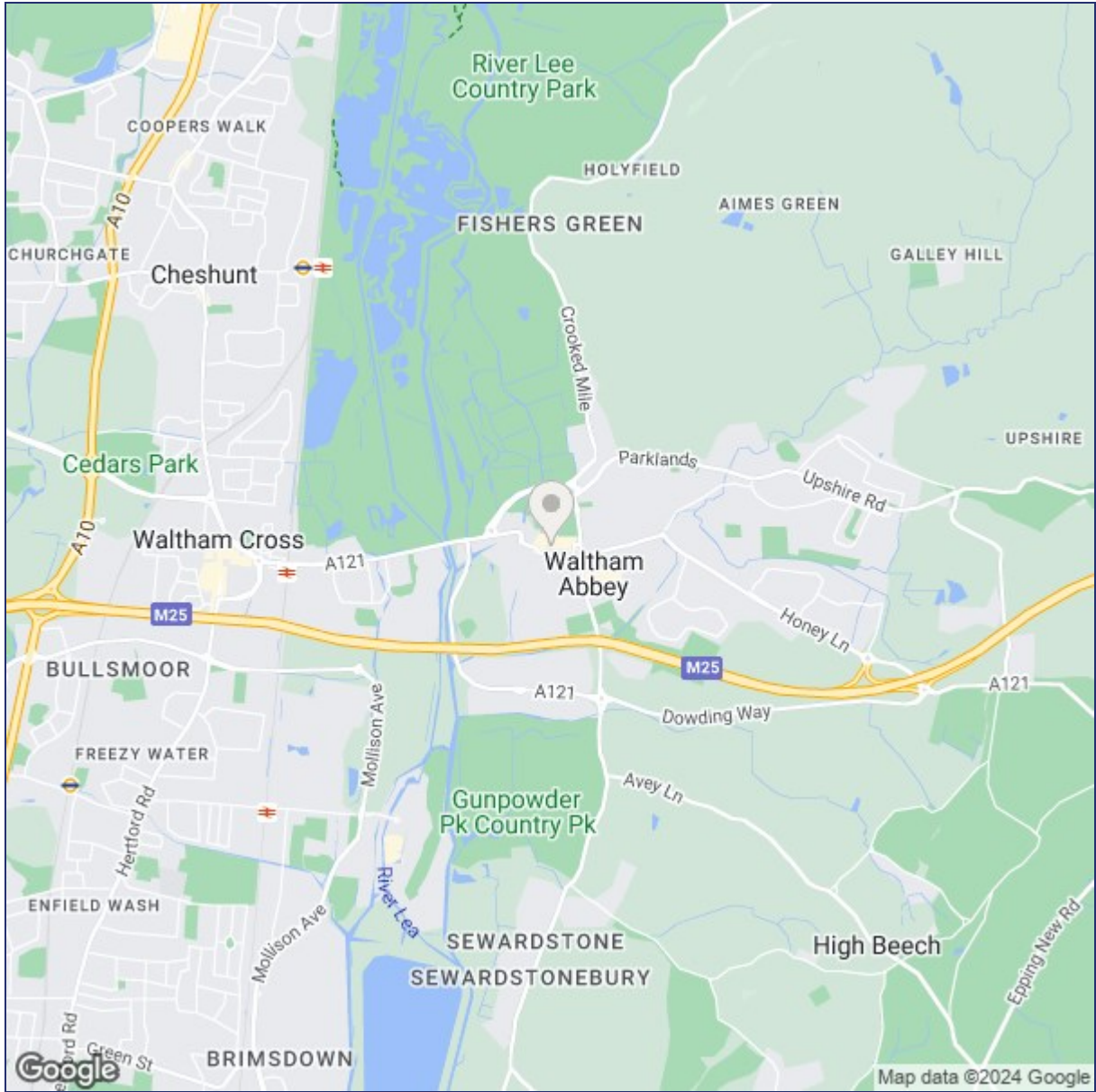


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("These details are correct at time of going to press").

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