



Shelley Court, EN9 3JG  
Waltham Abbey









# Shelley Court, EN9 3JG

Kings Group offer this 1 bedroom first floor flat for sale. The property consists of a 19'10 x 12'4 reception, kitchen with white eye level units, fully tiled bathroom and a south facing balcony. Double glazed through out with gas central heating and close to transport link this is a perfect buy for first time buyers or investors.

Call Kings Group now on 01992 652 006 to arrange your viewing!

## Coverage

Mobile (based on calls indoors)

O2 - Good

EE - Average

Three - Average

Vodafone - Average

## Broadband (estimated speeds)

Standard 4 mbps

Superfast 240 mbps

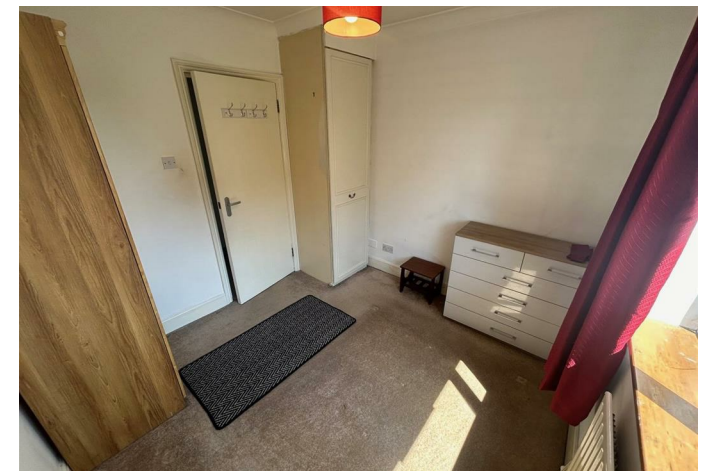
Ultrafast -

## Satellite & Cable TV Availability

BT

Sky

# Asking Price £195,000



- CHAIN FREE
- CLOSE TO AMENITIES
- DOUBLE GLAZED
- COUNCIL TAX BAND B

- 1 BEDROOM FLAT
- CLOSE TO TRANSPORT
- GAS CENTRAL HEATING
- EPC C

## ENTRANCE HALL

RECEPTION 19'10 x 12'4 (6.05m x 3.76m)

KICTCHEN 6'6 x 6'6 (1.98m x 1.98m)

BEDROOM 9'1 x 8'7 (2.77m x 2.62m)

BATHROOM

BALCONY







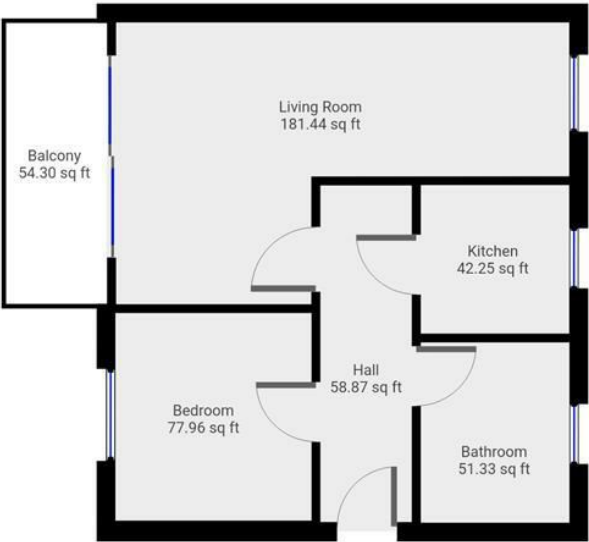


Energy Efficiency Rating

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

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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. Note: These details are correct at time of going to press.

