



Sewardstone Road,
EN9 1PQ
Waltham Abbey





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Being Sold via Secure Sale. Terms & Conditions apply. Starting offers £145,000

Kings Group present this 1 bedroom top floor flat for sale on Sewardstone Road.

As you enter the property you are greeted with the bedroom then further down the hall you will find the living room/kitchen with roll top work surfaces & tiled splashbacks and fully tiled bathroom.

Located on Sewardstone Road this property is within walking distance to Waltham Abbeys many shops, restaurants, bus links to Waltham Cross British Rail Station and is perfect for the first time buyer or investor.

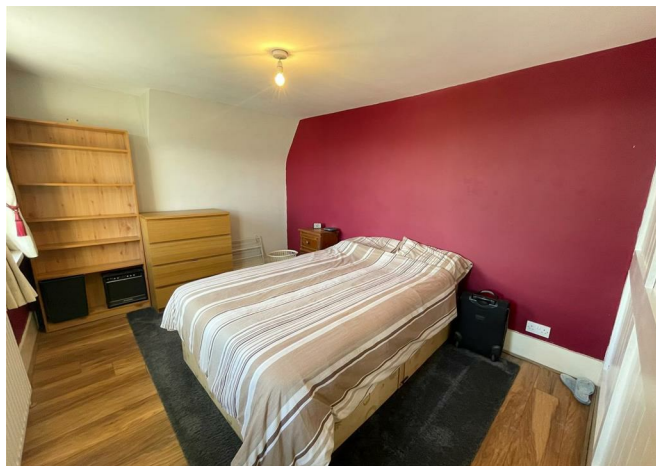
Call now to book a viewing on 01992 652 006!

Leasehold
Lease remaining: 167 years
Service Charge: £100 pcm
Ground Rent: Peppercom

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

Broadband (estimated speeds)
Standard 7 mbps

Auction Guide £145,000



- **GRADE 2 LISTED**
- **167 YEARS LEASE**
- **DOUBEL GLAZED**
- **CLOSE TO AMENITIES & TRANSPORT LINKS**
- **EPC TBC**

- **LEASEHOLD**
- **TOP FLOOR FLAT**
- **GAS CENTRAL HEATING**
- **COUNCIL TAX BAND A**

HALL

LIVING ROOM/KITCHEN 12'08" x 12'02" (3.86m x 3.71m)

BEDROOM 12'02" x 9'03" (3.71m x 2.82m)

BATHROOM 9'06" x 6'06" (2.90m x 1.98m)

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 WHATEVER IN RELATION TO THIS PROPERTY.



Energy Efficiency Rating

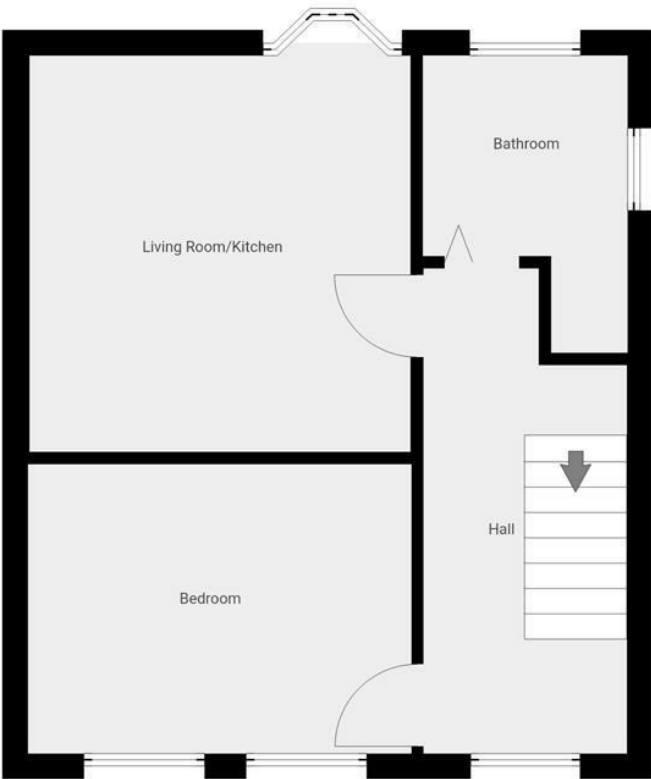
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive

2002/91/EC





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.

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