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Waltham Abbey
Essex
EN9 1EE

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Maynard Court, EN9 3DU



Guide Price £200,000 Leasehold



2 BEDROOM FLAT! CHAIN FREE!!

GUIDE PRICE £200,000 - £225,000

Kings Group – Waltham Abbey is pleased to offer this two-bedroom flat for sale.

The property has a spacious hallway with built-in storage cupboards. The master bedroom is a double room with a walk-in wardrobe. The living room and kitchen are open-plan, providing a functional space. The kitchen includes high-gloss units, integrated appliances, and granite work surfaces. The bathroom is fully tiled with a three-piece suite.

The building has communal parking at the front. The property is a two-minute walk from the local doctor's surgery and a leisure centre. The town centre is five minutes away by car.

For commuters, the property is five minutes from the M25 and ten minutes from Waltham Cross British Rail station.

This property is a great option for first-time buyers or investors.

Call Kings Group on 01992 652 006 to arrange a viewing.

Council Tax Band B
Lease Term Remaining - 89 years
EPC Rating - C
Annual Service Charge - £120
Annual Ground Rent - £10

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

Broadband (estimated speeds)
Standard 7 mbps
Superfast 71 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky

HALL

LIVING ROOM & KITCHEN 16'03 x 10'15

BEDROOM 13'26 x 10'06

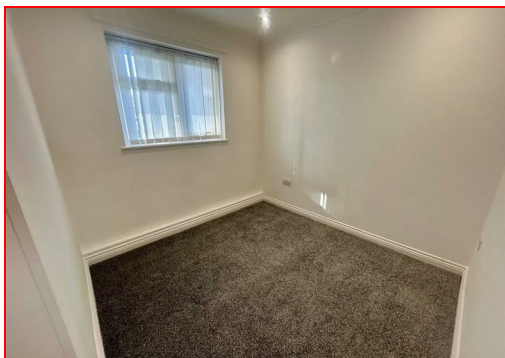
WALK IN WARDROBE 4'14 x 4'90

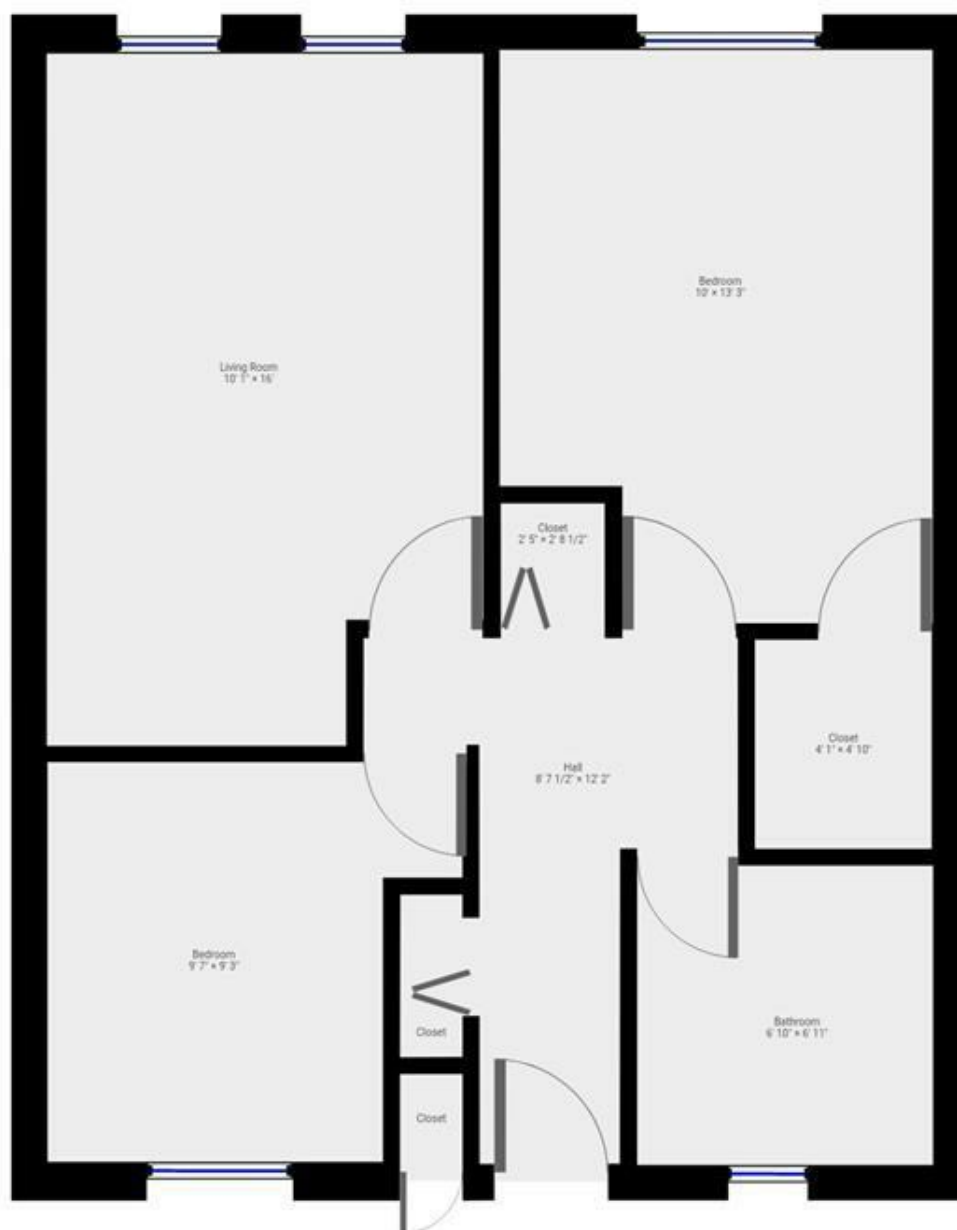
BEDROOM 9'58 x 8'29

BATHROOM 6'89 x 5'97

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.
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