



Horseshoe Close, EN9
3LZ

Waltham Abbey





Horseshoe Close, EN9 3LZ

*** CHAIN FREE ***

This well-presented two-bedroom apartment is located in the popular Abbey Fields Development and offers a comfortable and convenient lifestyle.

The property has a welcoming hallway with two storage cupboards, leading to a bright and spacious living room. The kitchen features wood storage units, providing plenty of space for cooking and meal preparation. The bathroom includes a modern white three-piece suite, and both bedrooms are large enough to fit double beds with additional storage space. The master bedroom also benefits from built-in storage.

The apartment comes with allocated parking and is built with brick and tile. It has mains water and electricity, with storage heaters for warmth.

This home is in a great location, just a five-minute drive from Waltham Abbey Town Centre. It is close to Junction 26 of the M25, making travel easy, and only ten minutes from Waltham Cross British Rail Station, which is ideal for commuters.

Perfect for first-time buyers or those looking to downsize, this apartment is a fantastic opportunity. Contact us today to arrange a viewing.

Call 01992 652 006 to arrange your viewing and avoid disappointment!

Service Charge & Ground Rent £1,256.19pa
Lease Term Remaining 89 years
Lease Term 125 Years From 25 December 1989
Council Tax Band Band C

Asking Price £265,000



- CHAIN FREE
- 2 BEDROOM MAISONETTE
- DOUBLE GLAZED
- COMMUNAL GARDEN
- EPC RATING E

- LEASEHOLD (89 YEARS)
- ALLOCATED PARKING
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND C

HALL

LIVING ROOM/DINER 16'86 x 9'66 (4.88m x 2.74m)

KITCHEN 10'93 x 7'19 (3.05m x 2.13m)

BEDROOM 10'36 x 8'64 (3.05m x 2.44m)

BEDROOM 10'34 x 7'69 (3.05m x 2.13m)

BATHROOM 5'50 x 5'52 (1.52m x 1.52m)

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.

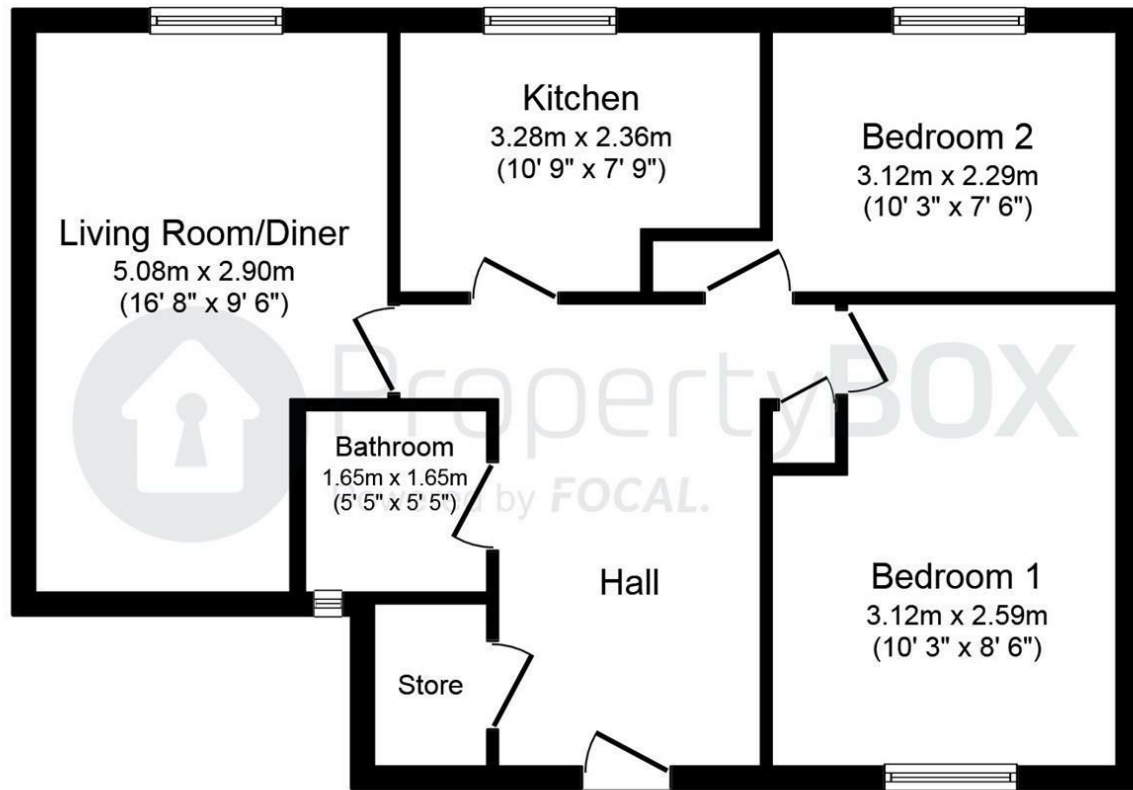


PRIVATE
CAR PARK
STRICTLY NO
UNAUTHORISED PARKING



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor Plan

Total floor area 60.0 sq. m. (646 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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.

8A Sun Street, Waltham Abbey, Essex, EN9

1EE

T: 01992 652006

E:

www.kings-group.net

