

8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

T: 01992 652006  
[www.kings-group.net](http://www.kings-group.net)



## Downlands, EN9 1UH



**Asking Price £275,000 Leasehold**



\*\*\* CHAIN FREE \*\*\*

Nestled in the charming area of Downlands, Waltham Abbey, this delightful flat offers a perfect blend of comfort and convenience. Spanning an impressive 678 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely environment that you will love coming back to.

The flat also boasts a modern bathroom, equipped with essential amenities to cater to your daily needs. The kitchen area is functional and well-appointed, providing ample space for culinary pursuits.

One of the standout features of this property is the convenience of parking for one vehicle, a valuable asset in this desirable location. Residents can enjoy the tranquillity of the surrounding area while being just a stone's throw away from local amenities, including shops, parks, and excellent transport links.

This flat in Downlands is not just a place to live; it is a wonderful opportunity to embrace a lifestyle of comfort and accessibility. Whether you are looking to buy or rent, this property is sure to impress with its appealing features and prime location.

Do not miss the chance to make this charming flat your new home - call Kings today on 01992 652 006.

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

Broadband (estimated speeds)  
Standard 3 mbps  
Superfast 46 mbps  
Ultrafast 1000 mbps

Satellite & Cable TV Availability  
BT  
Sky  
Virgin

#### HALL

**LIVING ROOM 16'06 x 12'05**

**KITCHEN 10'03 x 9'40**

**BEDROOM 17'9 x 8'8**

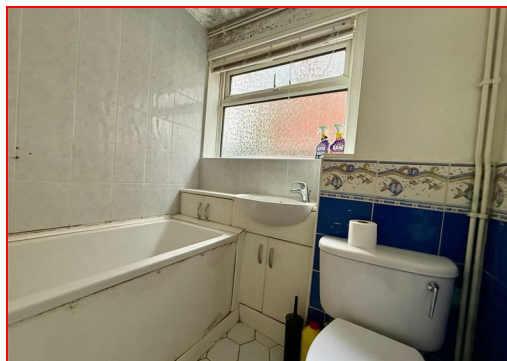
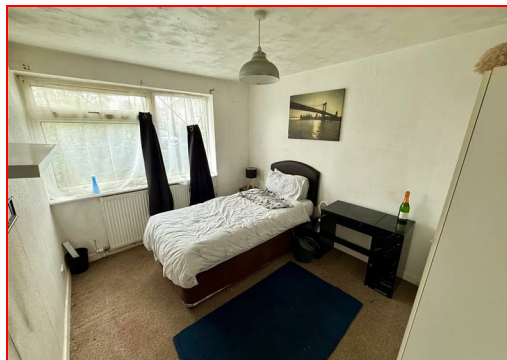
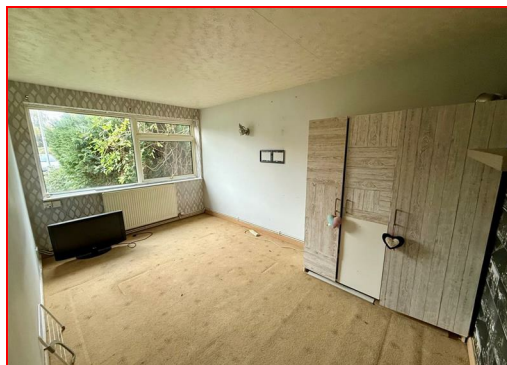
**BEDROOM 11'5 x 9'1**

**BATHROOM**

**GARAGE**

#### DISCLAIMER

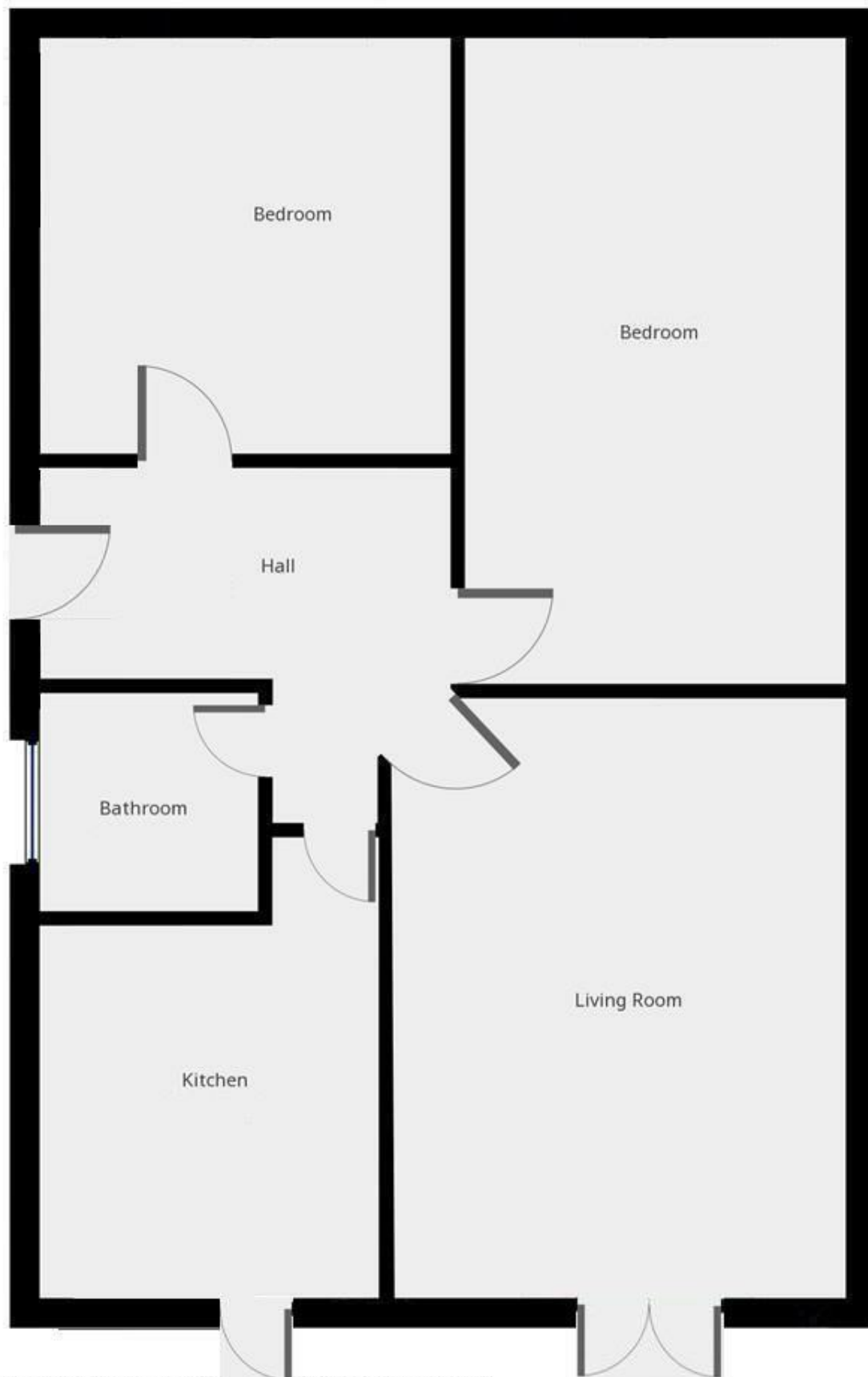
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and 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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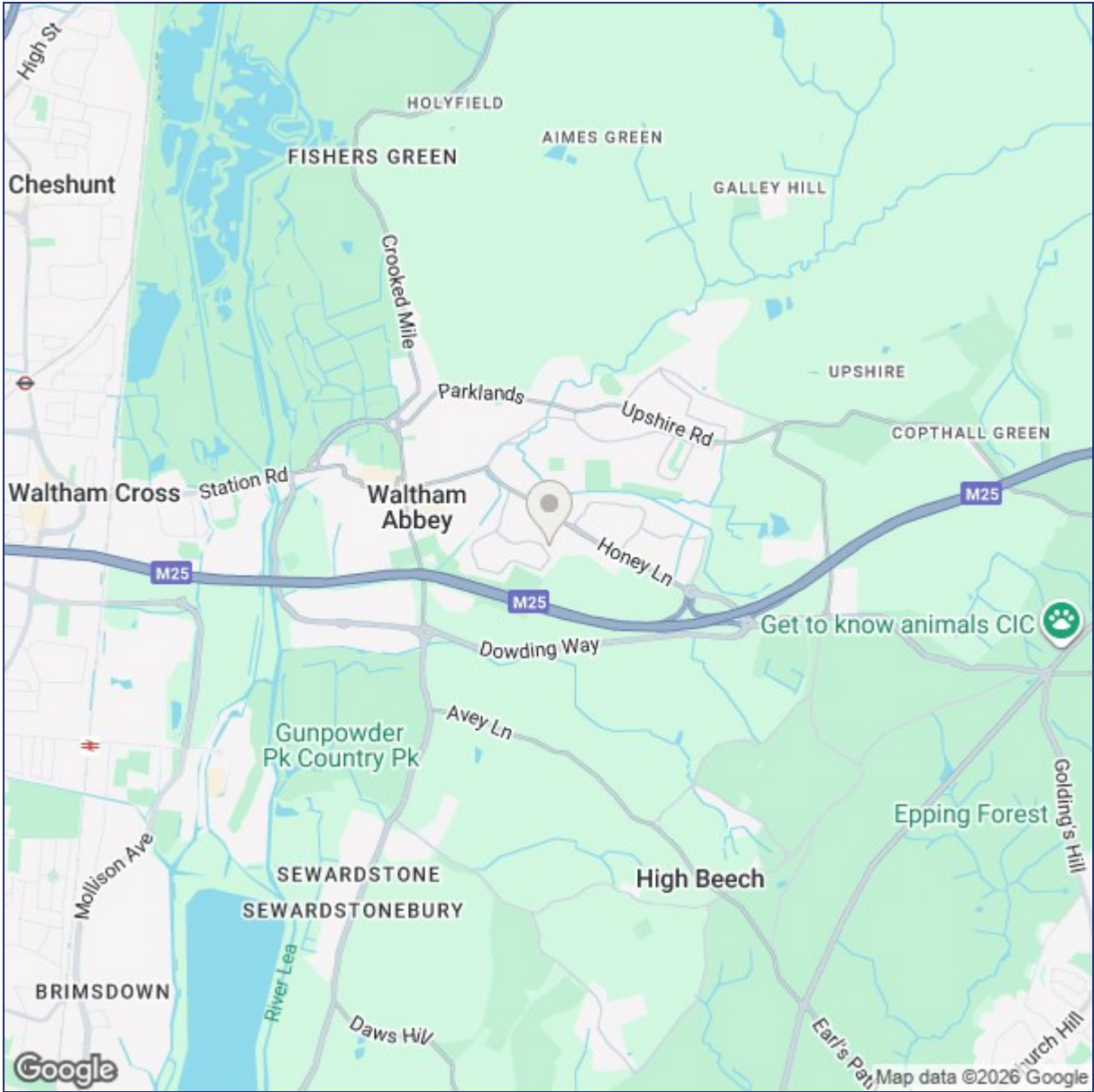


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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
	72	78			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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

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