

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Sun Street, EN9 1ER



Asking Price £225,000 Leasehold

CHAIN FREE

Kings are pleased to present this one-bedroom apartment located within a Grade II listed building on Sun Street, Waltham Abbey. The property comprises an open-plan living area incorporating a fitted kitchen with base and eye-level units, finished in teal blue and complemented by aqua panelling. Integrated appliances include a dishwasher, washing machine, and fridge/freezer.

The accommodation further includes a double bedroom with ample space for wardrobes and a bathroom fitted with a white three-piece suite and aqua panelling. Additional benefits include a wet electric central heating system, high-speed broadband of 100–150 Mbps, and a long lease, making the property suitable for both owner occupiers and investment purposes.

The property is centrally located within Waltham Abbey, within walking distance of local shops, cafés, restaurants, bus links, the Abbey Gardens, and Waltham Cross station, which provides rail connections to London and surrounding areas.

Call Kings Group to arrange your viewing and avoid disappointment!

Coverage

Mobile (based on calls indoors)

O2 - Good

EE - Good

Three - Average

Vodafone - Average

Broadband (estimated speeds)

Standard 10 mbps

Superfast -

Ultrafast -

Satellite & Cable TV Availability

BT

Sky

Virgin

RECEPTION 15'5 x 12'7

BATHROOM 8'1 x 5'9

BEDROOM 13'5 x 11'11

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 endeavor 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.

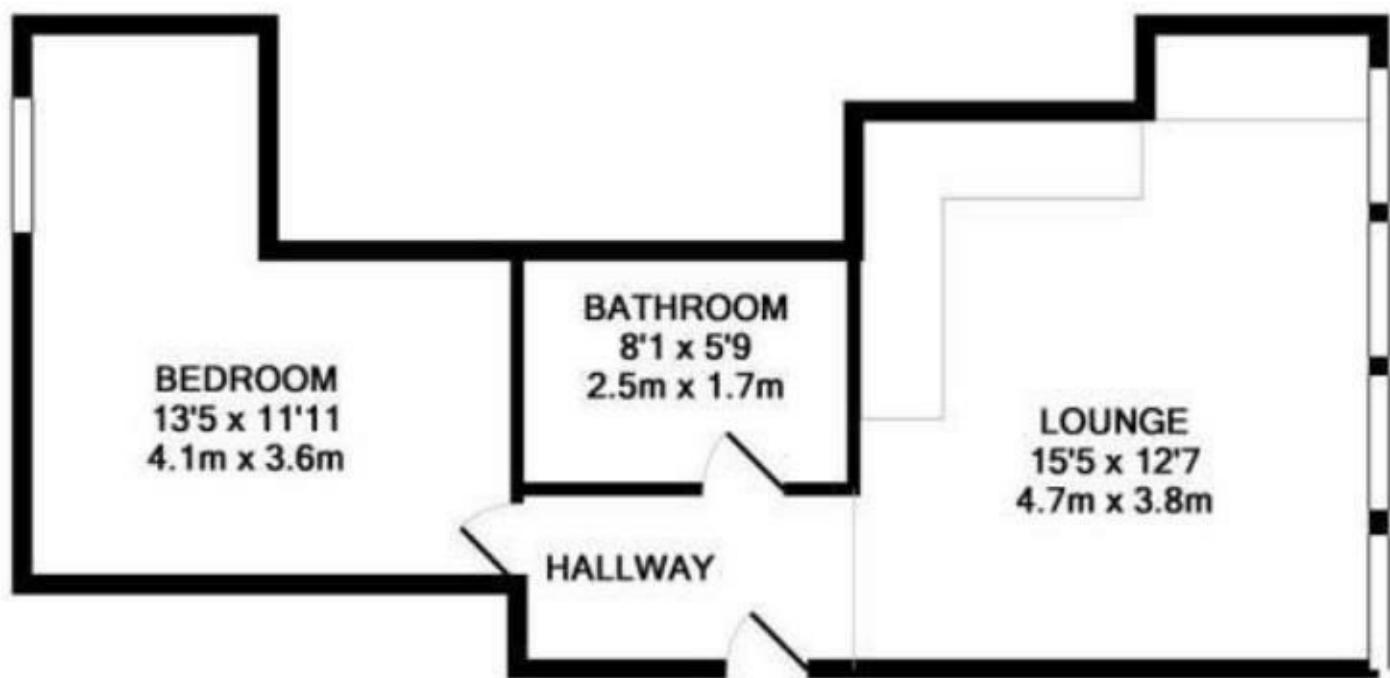


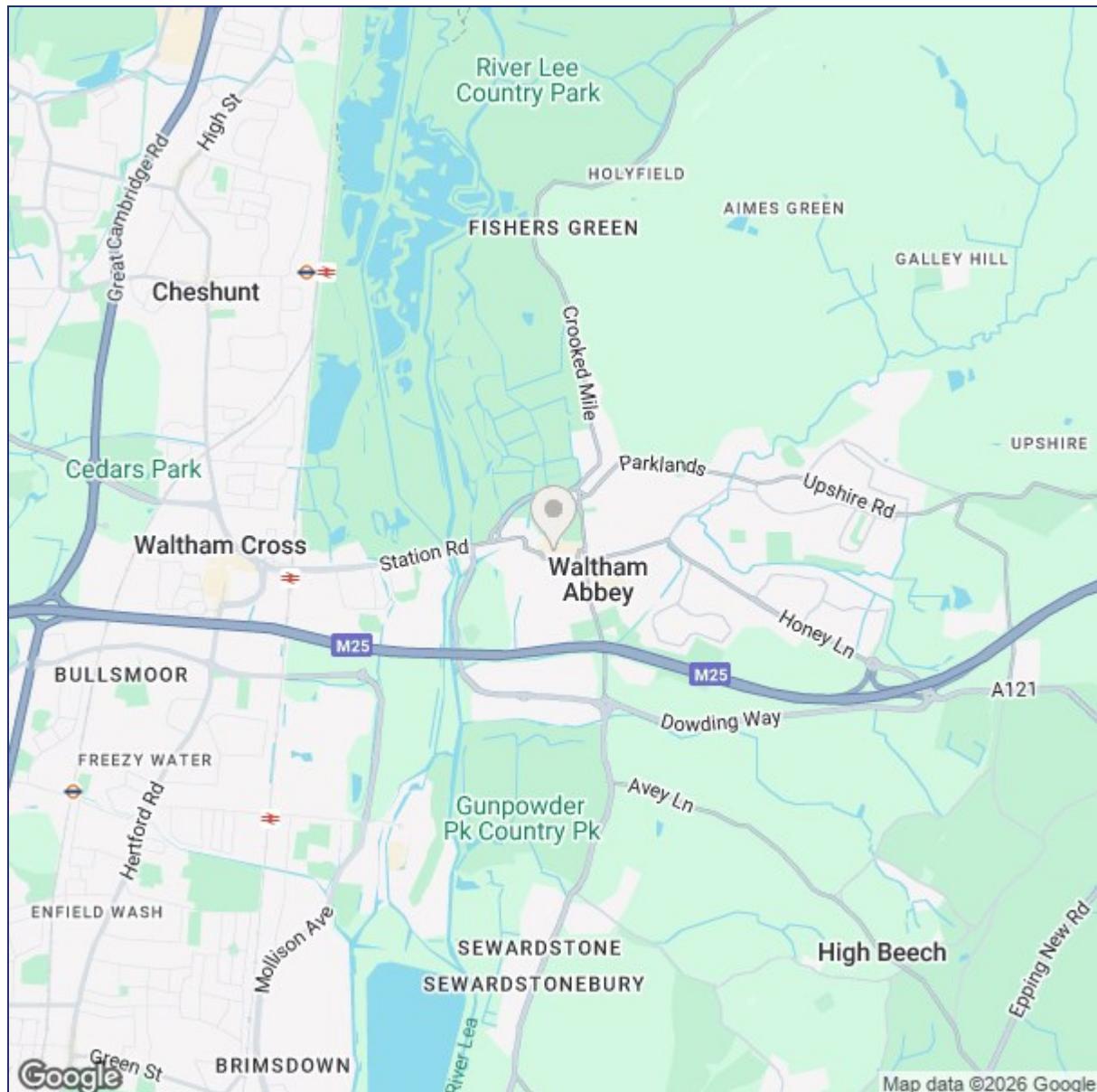
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus)	A			(92 plus)	A
(81-91)	B			(81-91)	B
(69-80)	C			(69-80)	C
(55-68)	D			(55-68)	D
(39-54)	E	51	51	(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 ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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

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.

