

8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

T: 01992 652006  
www.kings-group.net



## Abbots Drive, EN9 3HQ



Asking Price £258,000 Leasehold



Kings Group Waltham Abbey are pleased to offer this spacious 2 bedroom flat to the market. Situated close to Waltham Abbey town centre and with local shops only a 10 minute walk away. This property offers an open plan kitchen/living room as well as its own utility room. Overlooking open fields you have the best of both worlds, peace and quiet yet within close proximity to the town centre. This property is ideal for first time buyers or buy to let investors. Viewing is highly recommended! Lease Term 125 Years From 24 April 1989. Lease Term Remaining 90 years. Council Tax Band B. EPC Rating D.

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

#### **HALL**

**LIVING ROOM/KITCHEN 15'05 x 10'06**

**MASTER BEDROOM 17'06 x 8'05**

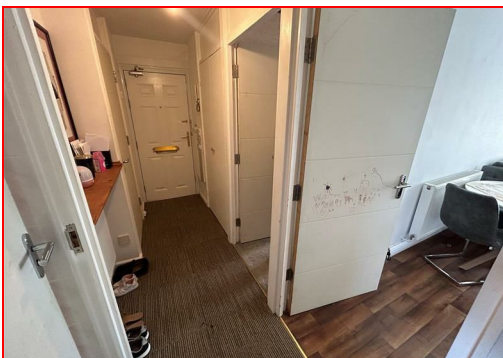
**BEDROOM 2 11'07 x 7'03**

**BATHROOM 6'05 x 5'05**

**UTILITY ROOM 6'02 x 4'10**

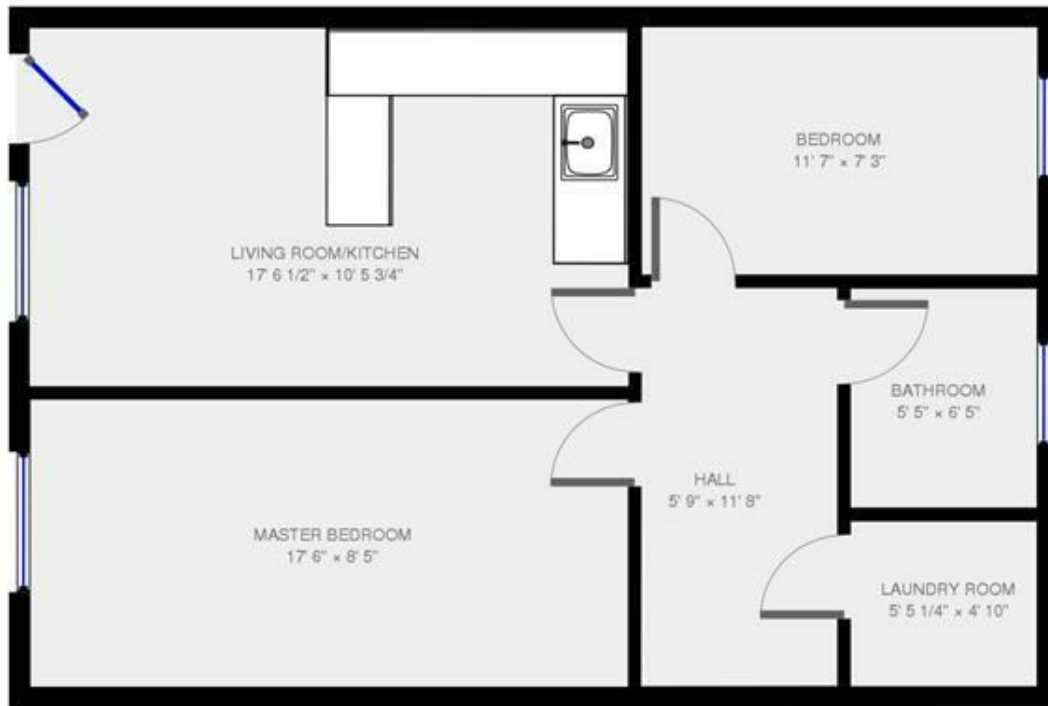
#### **Disclaimer**

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.**

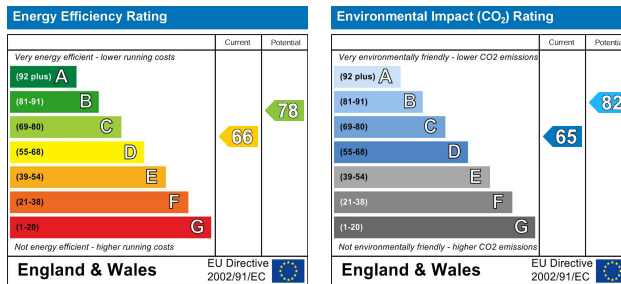
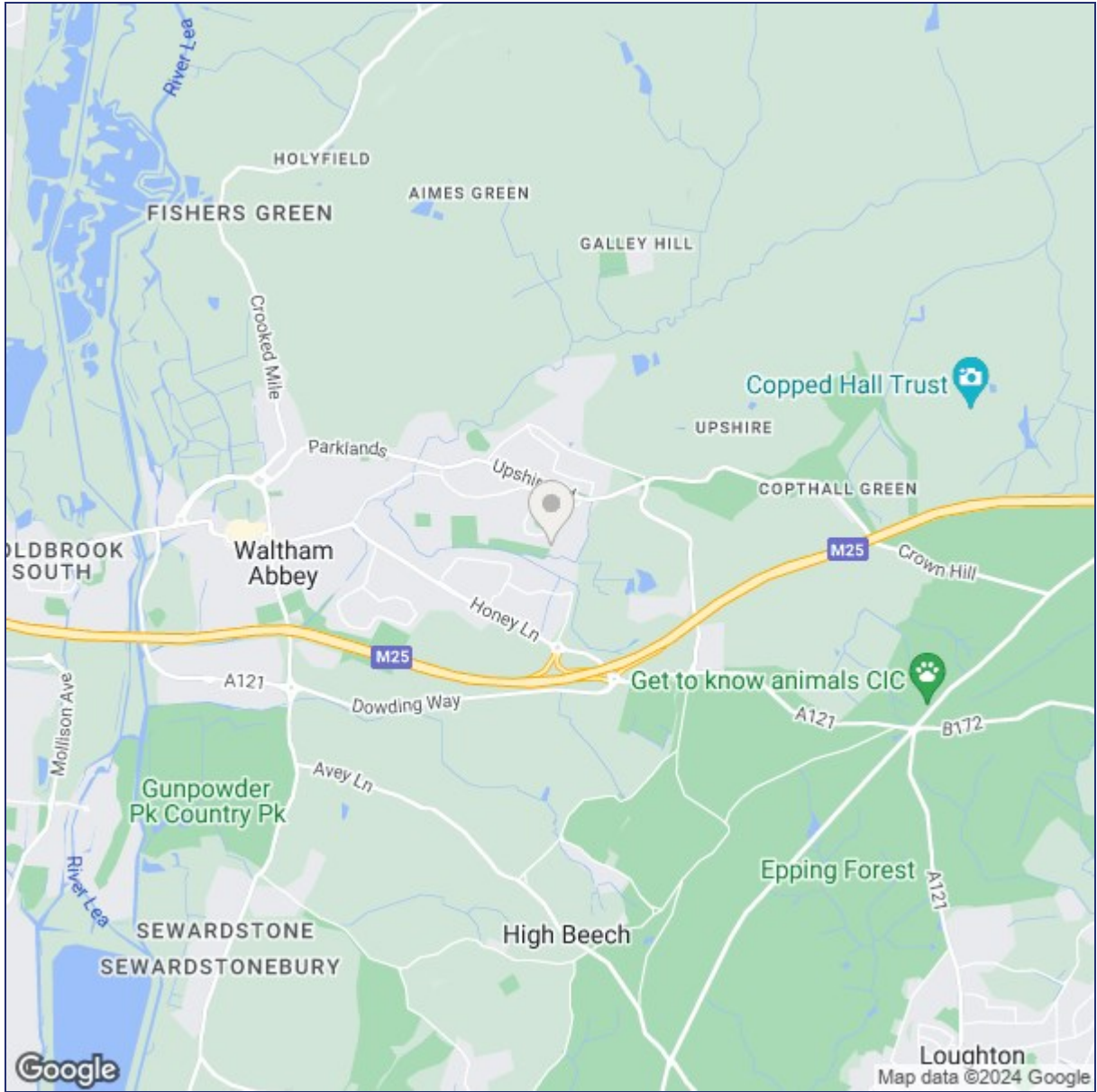


B

# 1st Floor



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



("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.

