



## 52 Maynard Court, Waltham Abbey, Essex EN9 1EE £1,400 3DU



Kings are pleased to offer for rent this 2 bedroom purpose built flat located within this popular development. This property features an open plan lounge kitchen, 2 bedrooms and family bathroom. Other features to include gas central heating, double glazed windows and entryphone system. This property is available now unfurnished. PLEASE BE ADVISED THAT THE PROPERTY IS CURRENTLY FOR SALE AND IT WOULD NEED TO BE AGREED THAT VIEWINGS CAN BE CONDUCTED. THE TENANCY WILL BE FOR A 1 YEARS CONTRACT WITH A 6 MONTH BREAK CLAUSE IF THE LANDLORD SELLS THE PROPERTY.

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.

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

Mobile (based on calls indoors)

O2 - Good

EE - Average

Three - Average

Vodafone - Average

- 2 BEDROOM PURPOSE BUILT ■ GAS CENTRAL HEATING FLAT
- DOUBLE GLAZED WINDOWS ■ ENTRY PHONE SYSTEM
- STORAGE ■ EPC RATING C

