



Ashleigh Court, Lamplighters Close, Waltham Abbey, Essex, EN9 3AG

£280,000 Leasehold

A chance to acquire this excellent TWO BEDROOM first floor apartment situated on a popular development within easy access to the local amenities including the Town Centre with its historic Market Square, shops, pubs, bars, cafes and restaurants. There are excellent road links via the M25, M11 and A10, numerous bus routes as well as Waltham Cross Station, Loughton, Theydon Bois and Epping Central Line Stations. The well kept gardens are communal and the flat has TWO allocated parking spaces. To arrange a viewing call us on 020 8530 4646.



Reception Hallway

3'10" x 2'9" (1.17 x 0.86)

Lounge/Diner

16'10" x 9'6" (5.14 x 2.92)

Kitchen

7'8" x 7'8" (2.36 x 2.36)

Bedroom One

10'10" x 8'9" (3.32 x 2.67)

Bedroom Two

12'2" x 7'8" (3.72 x 2.36)

Bathroom

6'11" x 5'5" (2.12 x 1.67)

Disclaimer

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of an offer or contract. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer cannot assume any information is correct. Photographs of the interior of the property are given purely to give an indication of décor, style etc., and does not imply that any furniture/fittings etc., are included.



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

| Environmental Impact (CO ₂) Rating | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (82 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

