



Deer Park Way, Waltham Abbey, EN9 3XQ

Guide Price £300,000

- CHAIN-FREE
- Spacious Lounge/Dining Room
- Newly Decorated Throughout
- Garage & Parking Available
- Two Bedroom Ground Floor Apartment
- Kitchen With Quartz Worktops & Appliances
- Master Bedroom With Ensuite Shower
- Service Charge £170pcm / Remaining Lease 101 years

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Guide Price £300,000 - £325,000

Caplen Estates are pleased to offer you this two bedroom ground floor apartment situated within the popular development of Meridian Park, Waltham Abbey which is offered as a Chain Free Purchase, Share Of Freehold.

This stunning property is accessed via secure entry system which boasts a spacious lounge/dining room with access to a bespoke kitchen/breakfast room. The kitchen offers ample storage and integrated appliances. The main double bedroom offers fitted wardrobes and ensuite shower room. There is a further second double bedroom and fully tiled family bathroom. Additionally the property includes, allocated parking, garage, gas central heating and is available to view ASAP, Call our sales team now to arrange an appointment. Service Charge £170pcm / Remaining Lease 101 years.



Council Tax Band: D



Lounge Dining
7.46 x 4.07 (24'5" x 13'4")

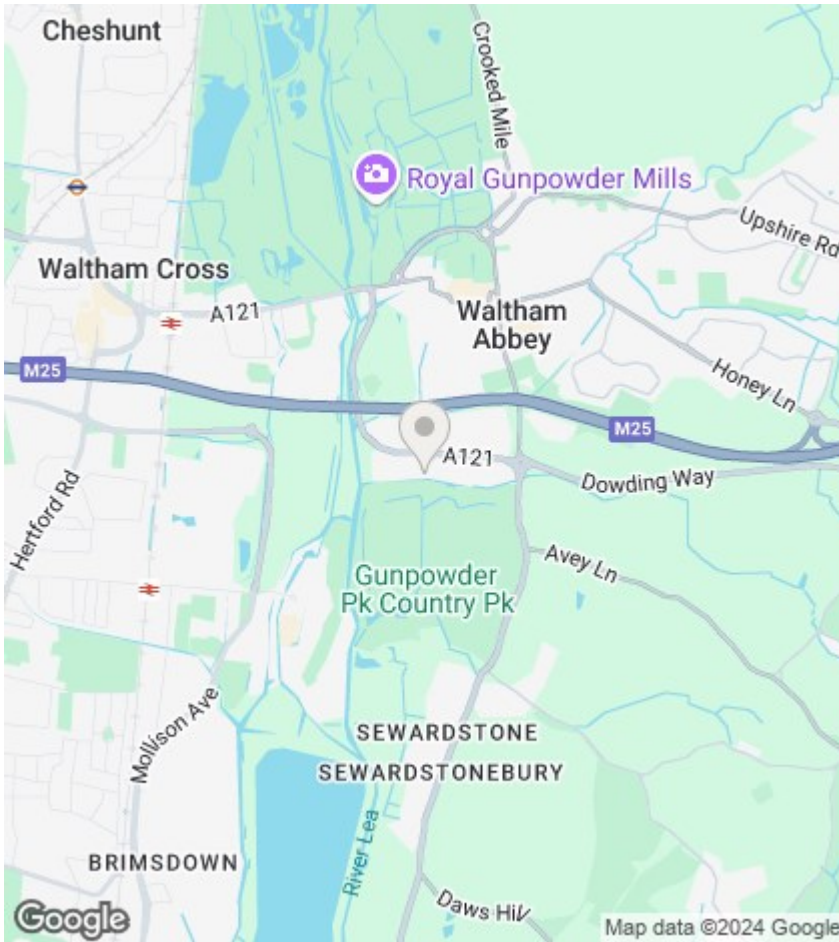
Kitchen Breakfast Room
3.64 x 2.91 (11'11" x 9'6")

Bedroom One
2.82 x 2.78 (9'3" x 9'1")

Shower Room
2.78 x 2.05 (9'1" x 6'8")

Bedroom Two
2.82 x 2.75 (9'3" x 9'0")

Main Bathroom
2.27 x 2.17 (7'5" x 7'1")



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(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	

EPC Rating

C

Council Tax Band

D

Viewings

Viewings by appointment only.

Call 0203 937 7733 to make an appointment.

Approx. 62.9 sq. metres (677.0 sq. feet)

