

## Directions

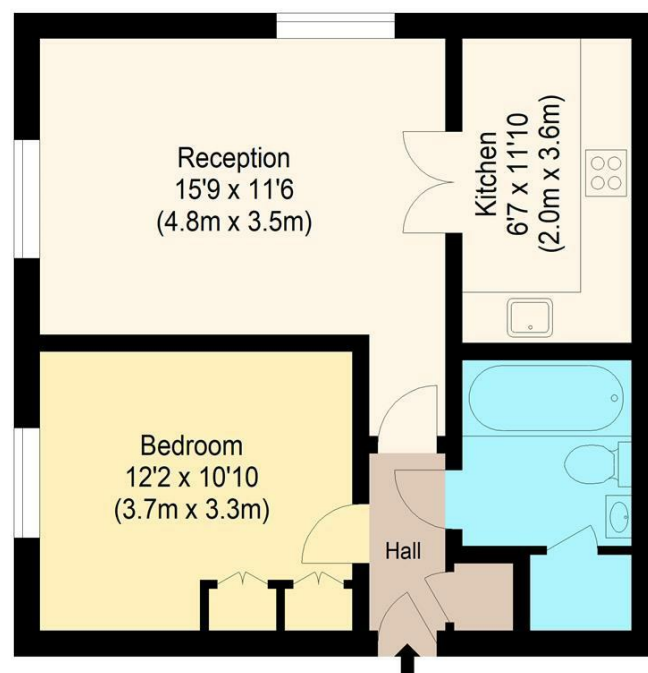
## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	78
(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	



Ground Floor  
william rose  
King Henry Court, EN9

Approximate Gross Internal Floor Area : 48.96 sq m / 527 sq ft.



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 1/5/2025



## 2 King Henry Court, Deer Park Way, Waltham Abbey, EN9 3XQ

Asking Price £245,000

- One bedroom apartment
- 527 SQ FT
- Luxury bathroom
- Quiet location
- Gas central heating
- Private parking
- Modern separate kitchen
- Double glazed sash-style windows
- Extensive communal grounds
- Walk to Waltham Cross rail station

## 2 King Henry Court, Deer Park Way, Waltham Abbey

ENM 2VC

A stylish, ground-floor apartment in the handsome Georgian-inspired King Henry Court development, this one-bedroom home offers well-proportioned living spaces and parking, all within walking distance of Gunpowder Park



Council Tax Band: C



This modern purpose-built apartment extends to approximately 527 sq ft, arranged over a single level. Presented in immaculate order, the flat benefits from a good leasehold tenure, providing peace of mind for owner-occupiers and investors alike. An EPC rating of C reflects the property's efficient heating and glazing.

### Interior Features

The bright sitting room features elegant sash-style windows and elevated ceilings, creating a sense of grandeur and natural light throughout. A separate kitchen is comprehensively fitted with modern units and appliances. The bedroom offers ample storage space and size. The modern well-appointed bathroom has a bath along with a fitted shower.

### Exterior & Development

Set within a quiet location, the development includes parking for one vehicle. Extensive communal grounds feature mature planting and easy access to the adjacent Gunpowder Park, a protected bat sanctuary and venue for the weekly 5km parkrun.

### Location & Amenities

Positioned on Deer Park Way, the apartment lies just 0.8 miles from Waltham Cross rail station (Liverpool Street services) and 1.1 miles from Theobalds Grove Overground, offering rapid connections into London. The historic town centre of Waltham Abbey, with its fortnightly market and boutique shops, is a five-minute drive away. For families, top local schools such as Holdbrook Primary (0.8 miles) and Oasis Academy Enfield (0.8 miles) are within easy reach. Local healthcare is well catered for, with Market Square Surgery and Dental Surgery both under 0.7 miles away.

### Property Information / Disclaimer

LEASEHOLD

Lease Length: 101 years remaining

Service Charge: £1980 per annum

Ground Rent: £100 per annum

EPC Rating: C

Council Tax Band: C (Epping Council)

All the information provided about this property does not constitute or form part of an offer or

contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.