



- TOP FLOOR FLAT
- ONE BEDROOM
- LOUNGE
- FITTED KITCHEN

Farmers Court , Winters Way, Waltham Abbey, EN9 3EZ

PRICE: £200,000 LEASEHOLD

Being offered CHAIN FREE an opportunity to purchase this spacious one bedroom second floor flat being within easy access of local shopping and leisure facilities. The property would make a suitable first time buy/investment purchase. An internal viewing is strongly recommended.



Property Description

Farmers court is spacious second floor flat situated on the Ninefields development being within easy access of local schools, shops and leisure facilities.

The town centre with its historic Market Square and pedestrianised Sun Street with an array of shops and eateries and bi-weekly market is within easy access.

Waltham Cross mainline BR station and Epping and Loughton underground stations are within driving distance for direct access into central London.

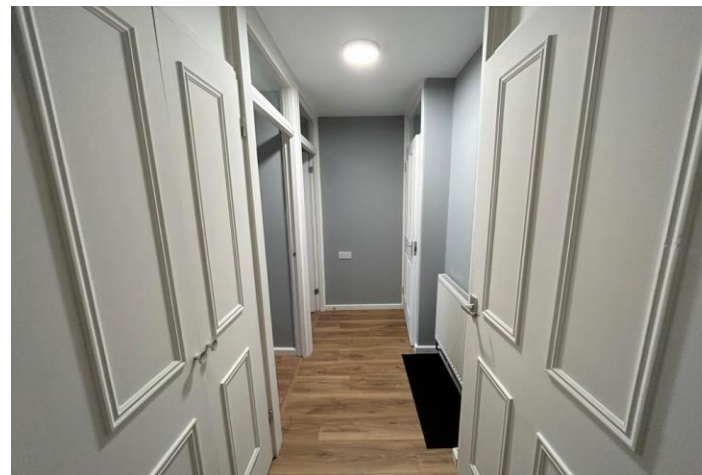
Junction 26 of the M25 motorway is also within access.

The accommodation in general comprises an entrance hall providing access to the bedroom, shower room and walk in utility cupboard.

The lounge is spacious with laminated flooring, overlooks the rear aspect and provides access to the kitchen, which has a range fitted wall and base units with contrasting work surfaces and space for appliances.

The spacious bedroom overlooks the front and has a fitted wardrobe.

A fully tiled shower room with semi-circular shower enclosure, wash hand basin and WC complete this property.



HALLWAY

11' 8" x 3' 00" (3.56m x 0.91m)



LOUNGE

17' 9 Max" x 10' 5" (5.41m x 3.18m)

KITCHEN

11' 8" x 7' 3" (3.56m x 2.21m)

BEDROOM

17' 9 Max" x 8' 7" (5.41m x 2.62m)

BATHROOM

6' 1 Max" x 6' 4" (1.85m x 1.93m)

WALK IN CUPBOARD

6' 2" x 5' 00" (1.88m x 1.52m)

CHARGES

Council Tax Epping Forest District Council Band B

Tenure - Leasehold 87 Years unexpired

Service Charge £92.77 including Ground Rent

UTILITIES AND SUPPLIERS

Electricity - Mains - EDF

Water - Mains - Thames Water

Sewage - Mains - Thames Water

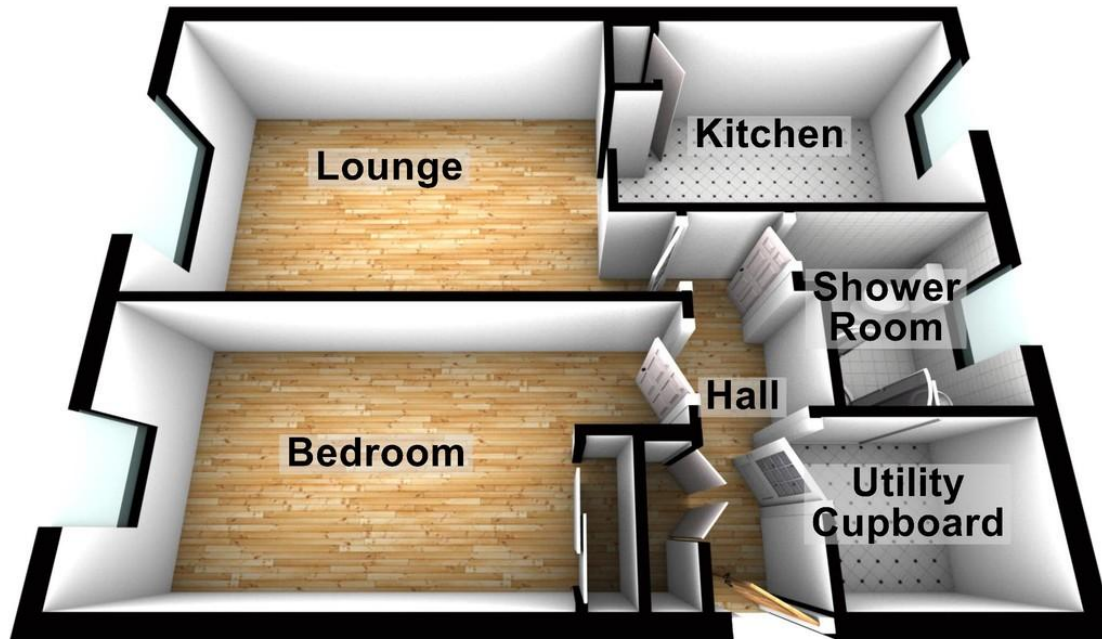
Heating - Gas Central Heating - EDF

Broadband - Basic 6Mbps Superfast 80 Mbps Ultrafast 330 Mbps

Mobile Signal - EE Vodafone 3 O2

Flood Risk - No risk

Top Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 C
55-68	D		
39-54	E		
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements