



- FIRST FLOOR FLAT
- TWO BEDROOMS
- KITCHEN
- BATHROOM

Howard Close, Waltham Abbey, EN9 1XD

Offers In Excess Of £180,000

REALISTICALLY PRICED. Situated within walking distance of the town centre an opportunity to purchase this two bedroom first floor flat being in need of updating. The property requires a lease extension and has been realistically priced. CASH BUYERS ONLY.



Property Description

Howard Close is a popular development being within easy access of local amenities.

The town centre with its historic Market Square and pedestrianised Sun Street with its cage culture and bi-weekly market are within walking distance.

The picturesque Abbey Gardens and Larsens Park are also within walking distance for those recreational activities.

Junction 26 of the M25 motorway is within easy access, whilst Waltham Cross mainline Br Station and Epping and Loughton underground stations are within driving distance for direct access into central London.

The property itself is a first floor flat being in need of complete renovation, the accommodation comprises an entrance hall providing access the lounge, bedrooms and bathroom.

The lounge is spacious and overlooks the rear, with an open plan access to the kitchen which has a base unit, tall standing cupboard and work surfaces, also overlooking the rear.

Bedrooms one and two overlook the front respectively, bedroom one being a double and bedroom two a generous single.

The bathroom is partly tiled and comprises a three piece suite.

Externally there are communal parking areas and communal gardens comprising lawn areas.





ENTRANCE HALL

9' 10 Max" x 3' 11" (3m x 1.19m)

LOUNGE

14' 00" x 13' Max" (4.27m x NaNm)

KITCHEN

11' 5" x 6' 10 Max" (3.48m x 2.08m)

BEDROOM ONE

12' 2 Max" x 9' 8" (3.71m x 2.95m)

BEDROOM TWO

10' 4" x 6' 4" (3.15m x 1.93m)

BATHROOM

8' 5" x 4' 7" (2.57m x 1.4m)

COMMUNAL PARKING

CHARGES

Council Tax Epping Forest District Council Band C

Tenure Leasehold 63 years unexpired

Service Charge: £134.92 pcm

ground rent: TBC

UTILITIES AND SUPPLIERS

Unknown. Executors unaware

First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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