



- TOP FLOOR FLAT
- ONE BEDROOM
- LOUNGE
- KITCHEN

Badburgham Court, Waltham Abbey, EN9 3EB

£195,000

Being offered chain free an opportunity to purchase this one bedroom top floor flat benefiting from a long lease. The property is within easy access of local shopping and leisure facilities and would make an ideal first time/investment purchase, with an achievable rental income of £1000 per calendar month.



Property Description

This spacious one bedroom apartment is located in a convenient position with easy access to local bus routes, M25 intersection, local shopping facilities and additionally a short flat walk to the newly constructed high tech gym and swimming pool

The accommodation is well planned and has been reconfigured by the current owner to create a second room which could be used as a study or guest/overnight bedroom. There is a good size entrance hall with a storage cupboard, generous size lounge, which enjoys views over the communal garden beyond.

The good size kitchen is fitted with a full range of wall and base units with contrasting work surfaces comprising fitted oven and hob and this is supported by the main double bedroom and full bathroom with white suite and tiled walls.

These flats have security entry-phone system and full double glazing. This particular property has a long lease extending to approx. 102 years and a low monthly maintenance of approx. £69.22pcm ensuring this this will be of interest to both first time buyers and investment buyers.

Being offered chain free viewing is highly recommended.

ENTRANCE HALL

11' 8" x 5' 7 Max" (3.56m x 1.7m)

LOUNGE

16' 8" x 10' 1" (5.08m x 3.07m)

KITCHEN

8' 9" x 8' 00" (2.67m x 2.44m)

BEDROOM

13' 1 Max" x 10' 3" (3.99m x 3.12m)

STORAGE/STUDY





6' 2" x 7' 2" (1.88m x 2.18m)

BATHROOM

8' 00" x 4' 2" (2.44m x 1.27m)

CHARGES

Council Tax Epping Forest District Council Band B

Tenure - Leasehold 102 Years unexpired

Service Charge £830.72 Per Annum

UTILITIES AND SUPPLIERS

Electricity - Mains - Octopus

Water - Mains - Thames Water

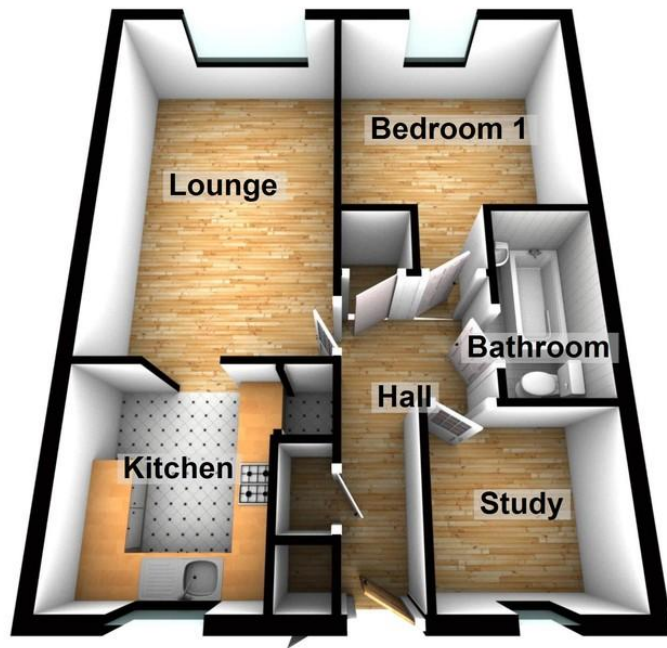
Sewage - Mains - Thames Water

Heating - Gas Central Heating - Octopus

Broadband - Basic 80Mbps Superfast

Mobile Signal and Coverage Vodafone Three EE O2

Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	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