



- LOFT STYLE APARTMENT
- TOWN CENTRE LOCATION
- CHARACTER CONVERSION
- SHARED ACCESS TO ROOF TERRACE

King Harold Court, Sun Street, Waltham Abbey, EN9 1ER

PRICE: Offers In Region Of £285,000 L/H

Situated within the heart of the town centre and overlooking the historic Market Square an exciting opportunity to purchase this loft style modern two bedroom split level apartment, forming part of a grade 11 listed conversion. Benefits include a modern kitchen diner and long lease. Internal viewing advised



Property Description

Converted approximately six years ago King Harold Court is situated on the corner of historic Market Square and pedestrianised Sun street with its array of shops, eateries and twice weekly market. Waltham Abbey gardens with their notable royal history is within one minutes' walk and the protected church land offers acres of picturesque orchards.

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 and second floor loft style apartment which is accessed via secure central courtyard.

On entering the property you are greeted by an impressive size entrance hall, providing access to both double bedrooms, bathroom and stairs leading to the first floor level.

The generous master bedroom overlooks Sun Street, and has a spacious walk in wardrobe/storage area. The second bedroom which is also a generous double room overlooks the communal courtyard. The bedrooms are supported by the modern bathroom which offers a white three piece suite.

The first level comprises a spacious living dining area which overlooks Sun Street and has an open plan access to the modern kitchen/diner with a range of fitted wall and base units and contrasting work-surface and breakfast bar, and includes integrated appliances, dishwasher, washing machine, fridge/freezer and built in oven and hob.





Externally there is a central communal courtyard which is well maintained and grants access to all the flats in the development. This particular property enjoys shared access to a roof terrace. We understand from the seller that there is planning granted to build on the edge of the roof terrace but a developed area will remain for use of the existing residents. For further information on the planning please visit EFDC and research application number -Building Control Application NOT/5061/25

ACCOMMODATION IN BRIEF COMPRISES:

GOOD SIZE ENTRANCE HALL

Entry-phone system

LOUNGE

16' 3" x 12' 3" (4.95m x 3.73m) Open plan to:

KITCHEN/DINER

16' 10" x 7' 8" (5.13m x 2.34m)

BEDROOM ONE

13' 7" x 10' 5" (4.14m x 3.18m)

BEDROOM TWO

11' 2" x 9' 1" (3.4m x 2.77m)

BATHROOM

7' 2" x 7' 1" (2.18m x 2.16m)

EXTERIOR

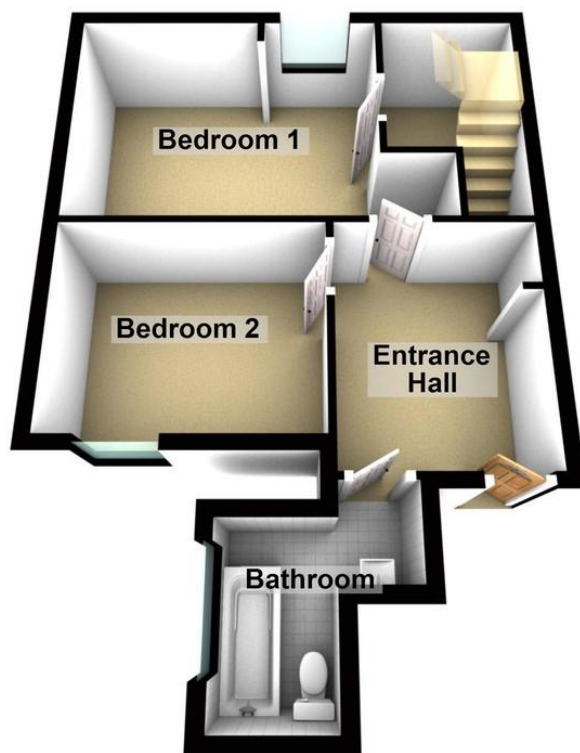
CENTRAL COURTYARD

SHARED ACCESS ROOF TERRACE

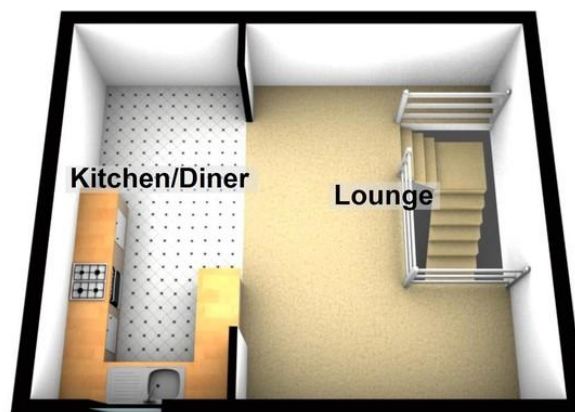
Note proposed planning at EFDC



Ground Floor



First Floor



CHARGES AND TENURE

Leasehold Title - Approx 117 years remaining

Ground Rent £250 per annum

Service Charge £120 pcm

SERVICES AND UTILITIES

Electricity - Mains EDF provides electric and heating

Water - Mains - Thames Water

Broadband - Sky services currently connected

Mobile - 3 Currently being used by vendor

POINTS TO NOTE

Local planning application at EFDC Building Control Application NOT/5061/25

Property is grade 11 listed

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	49
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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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