



- TOP FLOOR FLAT
- ONE BEDROOM
- BALCONY
- LOUNGE

Shelley Court, Waltham Abbey, EN9 3JG

PRICE: £190,000 LEASEHOLD

Being offered chain free, an opportunity to purchase this one bedroom top floor flat with walk on balcony being within easy access of local shopping and leisure facilities. The property has been redesigned to incorporate a study and would make a suitable first time/investment purchase.



Property Description

Shelley Court is an attractive block situated on the Waltham Abbey/Upshire borders being within easy access of local amenities and the high tech leisure centre/swimming pool.

The property is ideally located for local bus routes, and is within easy access of Junction 26 of the M25 motorway.

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

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

For recreational purposes the property is within a short of Epping Forest and Lea Valley Regional Park as well as the Olympic White Water Rafting centre.

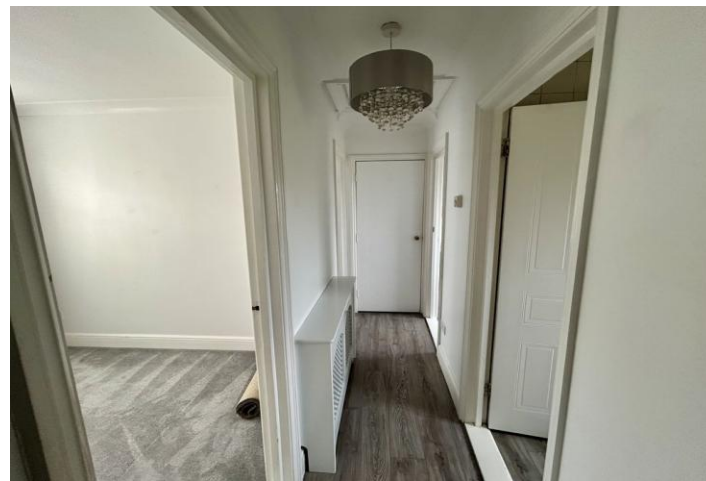
The property in the past has been reconfigured to create a study/home office which would suit those who work from home.

The accommodation comprises an entrance hall with a built in cupboard and provides access to the lounge, kitchen, bedroom and bathroom.

The lounge has patio doors leading to a walk on balcony enjoying far reaching views over Epping Forest, and provides access to the home office which overlooks the front aspect.

A fully tiled kitchen has a range of fitted wall and base units with contrasting work surfaces with a built in oven and hob, space for appliances and overlooks the front aspect.





The bedroom overlooks the rear aspect, and a fully tiled bathroom with a coloured three piece suite complete the interior.

Additionally the property benefits from gas central heating and double glazing.

Externally there is communal parking and communal gardens.



ENTRANCE HALL

12' 8" x 2' 11" (3.86m x 0.89m)

LOUNGE

13' 10" x 12' 3 Max" (4.22m x 3.73m)

STUDY

7' 7" x 5' 5" (2.31m x 1.65m)

KITCHEN

6' 00" x 6' 9" (1.83m x 2.06m)

BEDROOM

9' 00" x 9' 1" (2.74m x 2.77m)

BATHROOM

6' 00" x 6' 9" (1.83m x 2.06m)

COMMUNAL PARKING

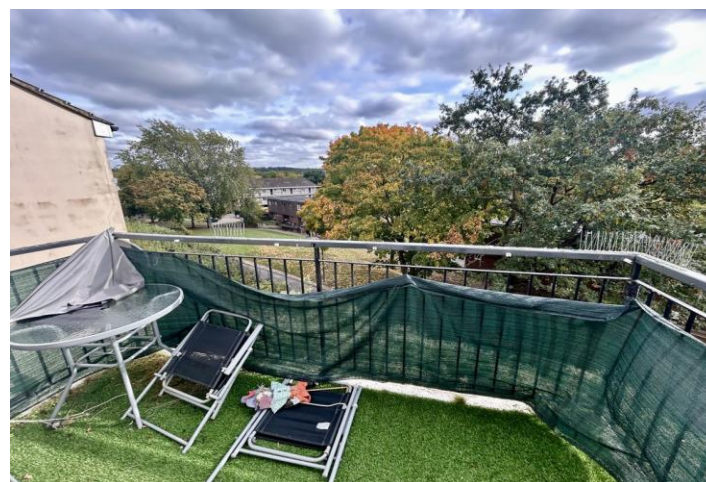
COMMUNAL GARDENS

CHARGES

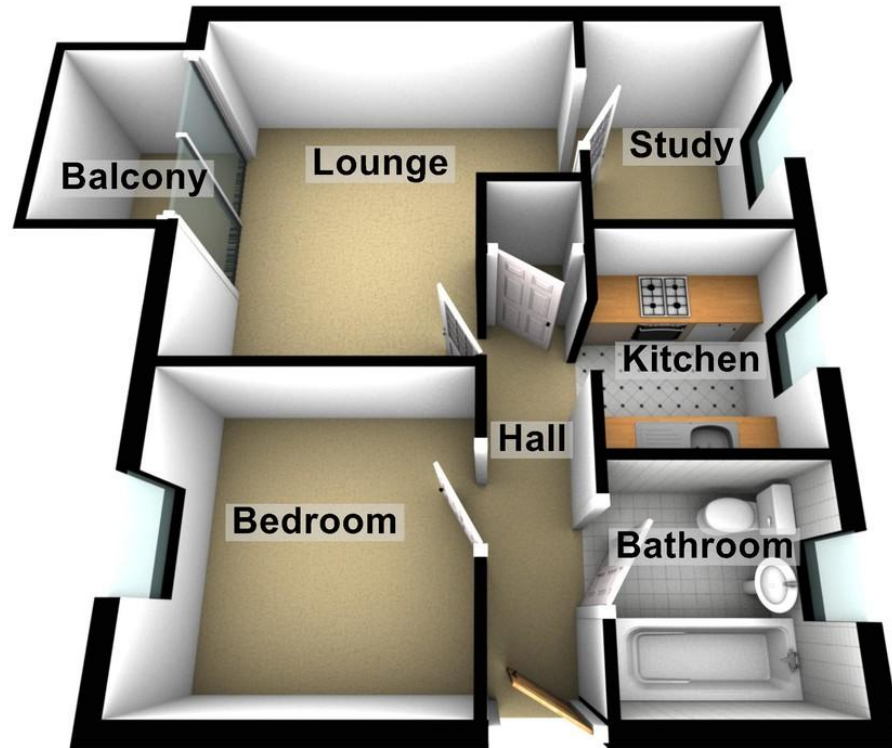
Council Tax Epping Forest District Council Band B

Tenure - Leasehold 89 Years unexpired

Service Charge - £130 Per Month



Ground Floor



Ground Rent - £150 Per Annum

UTILITIES AND SUPPLIERS

Electricity - Mains - British Gas

Water - Mains - Thames Water

Sewage - Thames Water

Heating - Gas Central Heating

Broadband -

Mobile Signal - Vodafone Three EE O2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 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