



- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM
- LOUNGE/DINER

Abbey House , Stoney Bridge Drive, Waltham Abbey, EN9 3SJ

PRICE:£285,000 LEASEHOLD

CHAIN FREE Situated on the ever popular Abbeyfields development an opportunity to purchase this two double bedroom , two bathroom ground floor apartment. Lounge/diner - Modern shower room - Allocated parking. The property would make a suitable first time/investment opportunity. Internal viewing recommended.



Property Description

Abbey House is situated in within a cul de sac location on the popular Abbeyfields development, being within easy access of the M25 motorway and within driving distance of Waltham Cross mainline BR station and Epping and Loughton underground stations for direct access into central London.

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

High Beach and Epping Forest are within a short drive for those recreational pursuits.

The property benefits from a long lease and would make a suitable first time purchase or for those looking for an investment.

The accommodation in general comprises an L-Shape hallway with two built in cupboards and provides access to all rooms.

A spacious and dual aspect lounge/diner allows for plenty of natural light with laminated flooring and overlooks the front and side aspects.

The kitchen has a range of white high gloss fitted wall and base units with contrasting work surfaces and built in oven and gas hob, and space for appliances.

There are two double bedrooms with an en suite shower room to the master bedroom (We understand from the vendor that this will be completed shortly)





A fully tiled modern shower room complete walking shower enclosure, Low level WC with concealed cistern and wash hand basin complete this property.

Externally the property has one allocated parking space and communal garden.

ACCOMMODATION IN GENERAL COMPRISES

L-SHAPE HALLWAY

LOUNGE/DINER

17' 00" x 12' 1 Max" (5.18m x 3.68m)

KITCHEN

9' 4" x 6' 11" (2.84m x 2.11m)

BEDROOM ONE

12' 3 Max" x 9' 10" (3.73m x 3m)

EN SUITE SHOWER ROOM

5' 3" x 4' 11" (1.6m x 1.5m)

BEDROOM TWO

12' 4" x 9' 4" (3.76m x 2.84m)

SHOWER ROOM

8' 1" x 5' 7" (2.46m x 1.7m)

ALLOCATED PARKING SPACE

COMMUNAL GARDEN

CHARGES

Council Tax Epping Forest District Council Band D

Tenure - Leasehold approximately 101 Years unexpired

Service Charge £2180.78 Per Annum

Ground Rent £ 314 Per Annum

UTILITIES AND SUPPLIERS

ELECTRICITY - Mains - British Gas

WATER - Mains - Thames Water

SEWAGE - Mains - Thames Water

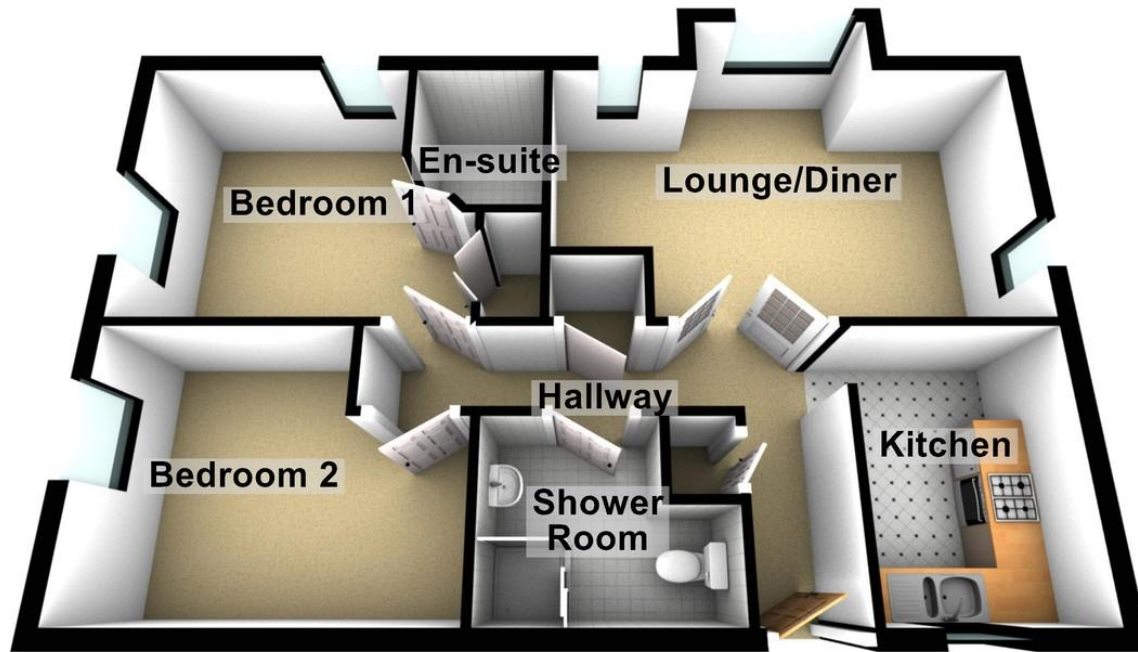
HEATING - Gas Central Heating

BROADBAND - Plusnet

MOBILE SIGNAL - Vodafone Three EE O2



Ground Floor



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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 are 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