



- STUDIO FLAT
- TOP FLOOR
- CHAIN FREE
- SEPERATE SLEEPING AREA

Howard Close, Waltham Abbey, EN9 1XA

PRICE: £165,000 LEASEHOLD

Being offered CHAIN FREE an opportunity to purchase this top floor studio flat with separate sleeping area, and benefiting from an extended lease. The property is within walking distance of the town centre and local amenities. Ideal first/investment purchase. An internal viewing is strongly recommended.



Property Description

Howard Close is a modern development ideally located within walking distance of our historic town centre and adjacent to the Tesco superstore development with GP surgeries and local shopping facilities. More comprehensive facilities are available in the charming 14th century town centre with its bi-weekly market and historic protected Abbey Church and gardens.

For the commuter there are local bus stops outside the development which offer a regular service into neighbouring towns for train services into London. Additionally junction 26 of the M25 with connections to the A10 and M11 is within a few minutes drive.

This particular property is situated on the top/second floor and benefits from full double glazing and electric heating. Additionally this property benefits from an extended lease and would make an excellent first time buy or investment purchase.

The accommodation comprises an entrance hall which provides access to both lounge and bathroom.

The open plan lounge/kitchen is light and airy with a range of fitted white high gloss base units and contrasting work surfaces, built in oven and hob, and tiled flooring throughout.

The bedroom area is accessed from the lounge and has a recess/space for wardrobes.

A part tiled bathroom with a three piece suite complete this property.





Externally there are well maintained communal gardens and
FREE RESIDENT PARKING on a first come first serve basis.

ENTRANCE HALL

OPEN PLAN/LOUNGE/KITCHEN

19' 00" x 10' 5 Max" (5.79m x 3.18m)

BEDROOM AREA

9' 00" x 8' 9 Max" (2.74m x 2.67m)

BATHROOM

6' 7" x 5' 6" (2.01m x 1.68m)

COMMUNAL GARDENS

COMMUNAL PARKING

CHARGES

Council Tax Epping Forest District Council Band B

Tenure - Leasehold approximately 154 unexpired

Service Charge £1307.28 Per Annum

Ground Rent £225 Per Annum

UTILITIES AND SUPPLIERS

Electricity - Mains - British Gas

Water - Mains - Thames Water

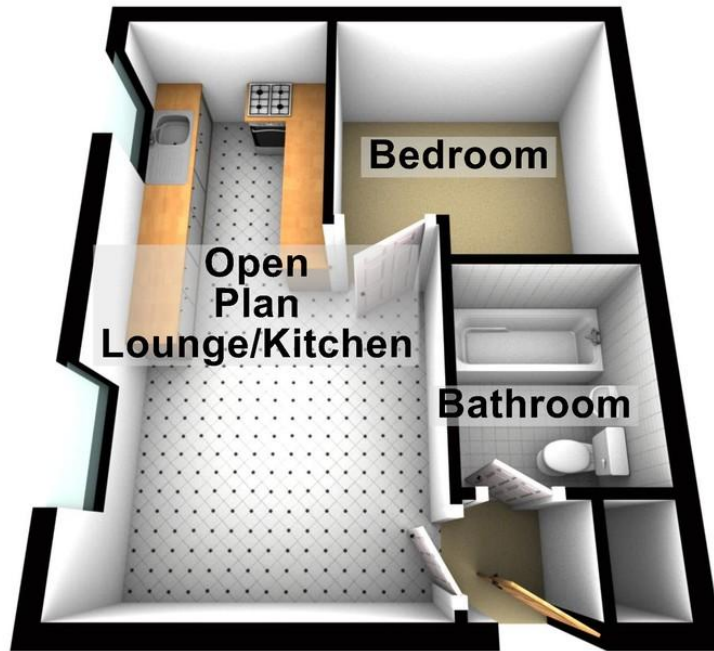
Sewage - Mains - Thames Water

Heating - Electric

Broadband - Property is vacant

Mobile Signal and Coverage - Vodafone Three EE O2

Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 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