



- TOP FLOOR
- ONE BEDROOM
- OPEN PLAN LOUNGE/KITCHEN
- BATHROOM

Toulouse Place, Sewardstone Street, Waltham Abbey, Essex, EN9 1HZ

PRICE: £210,000 LEASEHOLD

Being offered CHAIN FREE and situated within walking distance of the town centre an opportunity to purchase this well presented one bedroom top floor apartment. The property features an open plan lounge/kitchen and benefits from secure gated parking.



Property Description

Toulouse Place is situated in the heart of the town centre being within walking distance of all local amenities and the historic Market Square and pedestrianised Sun Street with an array of shops and eateries and bi-weekly market.

Junction 26 of the M25 motorway is within easy access for links to the M11 and A10.

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

The picturesque Abbey Gardens and Townmead Park are close by for those recreational purposes.

Being offered chain free, the property would make a suitable first time/investment purchase.

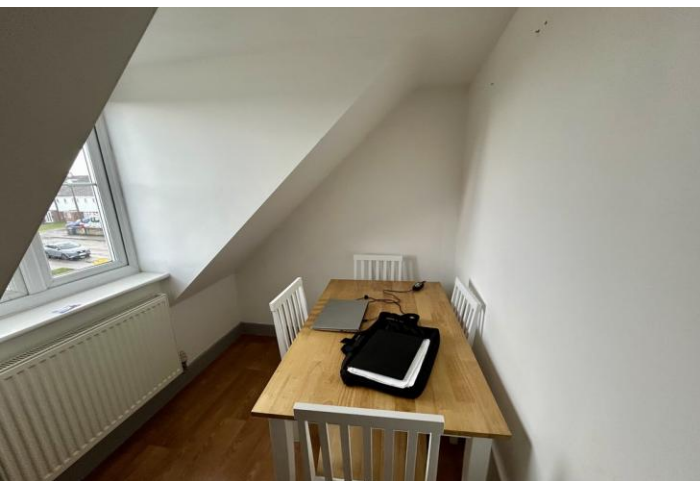
The accommodation comprises an L-Shape hallway with entryphone and provides access to all rooms.

A spacious open plan lounge/dining area incorporate the kitchen with a range of fitted wall and base units with contrasting work surfaces and built in oven and hob, a skylight and dormer windows to the front allow for plenty of natural light.

The bedroom is a generous size with a built in wardrobe and overlooks the front aspect.

A part tiled bathroom with a three piece suite and walk in storage cupboard complete the interior.

Externally there is gated parking with one allocated parking





space.

L-SHAPE HALLWAY

OPEN PLAN LOUNGE/KITCHEN

21' 7 Max" x 10' 3 Max" (6.58m x 3.12m)

BEDROOM

16' 5" x 9' 5 Max" (5m x 2.87m)

BATHROOM

11' 2" x 5' 4" (3.4m x 1.63m)

WALK IN CUPBOARD



ALLOCATED PARKING SPACE

CHARGES

Council Tax Epping Forest District Council Band C

Tenure - Leasehold 109 Years unexpired

Service Charge £1860 Per Annum

Ground Rent £200

UTILITIES AND SUPPLIERS

Electricity - Mains - EDF Energy

Water - Mains - Thames Water

Sewage - Mains - Thames Water

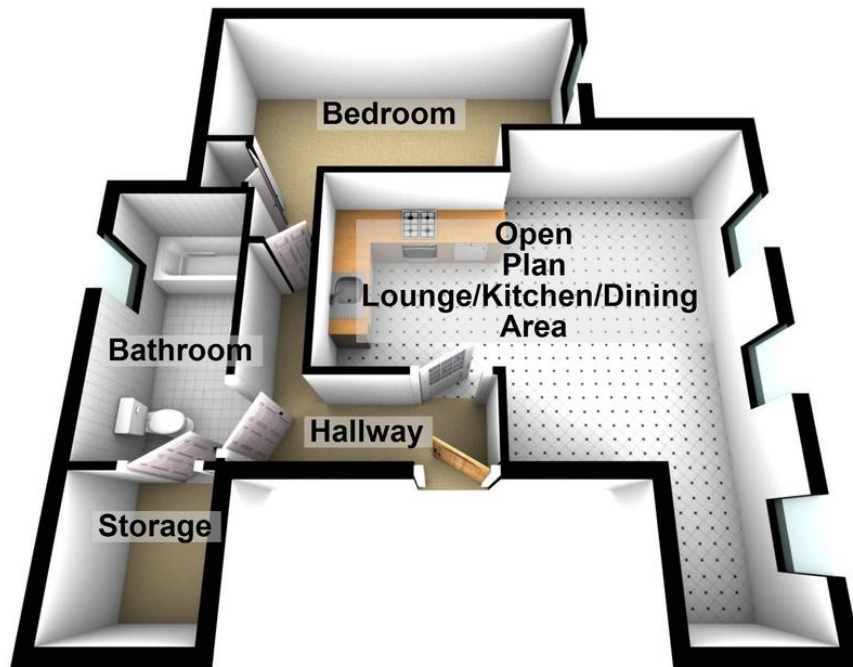
Heating - Gas Central Heating

Broadband - BT

Mobile Signal and Coverage Vodafone Three EE O2



Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		

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