



- WARDEN CONTROLLED
- ONE BEDROOM FLAT
- GROUND FLOOR WITH DOORS TO GARDENS
- COMMUNAL LOUNGES

Cobbinsbank, Farm Hill Road, Waltham Abbey, EN9 1NY

£130,000 Leasehold

An opportunity for the over 55's to purchase this warden controlled one bedroom ground floor flat apartment with direct access to the communal garden. The property is within easy access of the historic town centre with an array of shops and eateries and local amenities. **BEAUTIFULLY PRESENTED THROUGHOUT**



Property Description

Cobbinsbank is an established residential block of warden controlled apartments, which includes a communal laundry room, communal lounge overlooking Laresens Park and Laresens Bowling green.

There is also communal parking facilities.

Being within easy access of the town centre, M25 motorway and all local amenities, making an ideal location.

The property comprises an L-shape hallway with two built in storage cupboards and provides access to the lounge, bedroom and shower room.

The lounge overlooks the front aspect and benefits from French Style doors leading onto the communal garden, allowing lots of natural sunlight giving a light and airy feel.

The kitchen is accessed from the lounge with wall and base units and over looks the front aspect.

The bedroom has a built in wardrobe with a window to the side aspect.

The shower room comprises a shower cubicle, a vanity wash hand basin and close coupled WC. Being partly tiled.

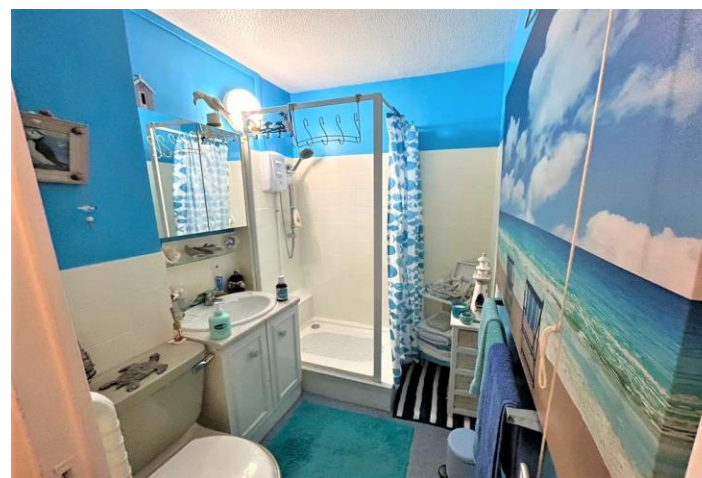
The communal gardens are mainly laid to lawn with a variety of flowers and shrubs.

HALLWAY

LOUNGE

14' 11" x 9' 7" (4.55m x 2.92m)

KITCHEN





8' 2" x 5' 2" (2.49m x 1.57m)

BEDROOM

9' 6 Max" x 8' 3 Max" (2.9m x 2.51m)

SHOWER ROOM

6' 5" x 5' 2" (1.96m x 1.57m)

COMMUNAL GARDENS

COMMUNAL PARKING

Charges

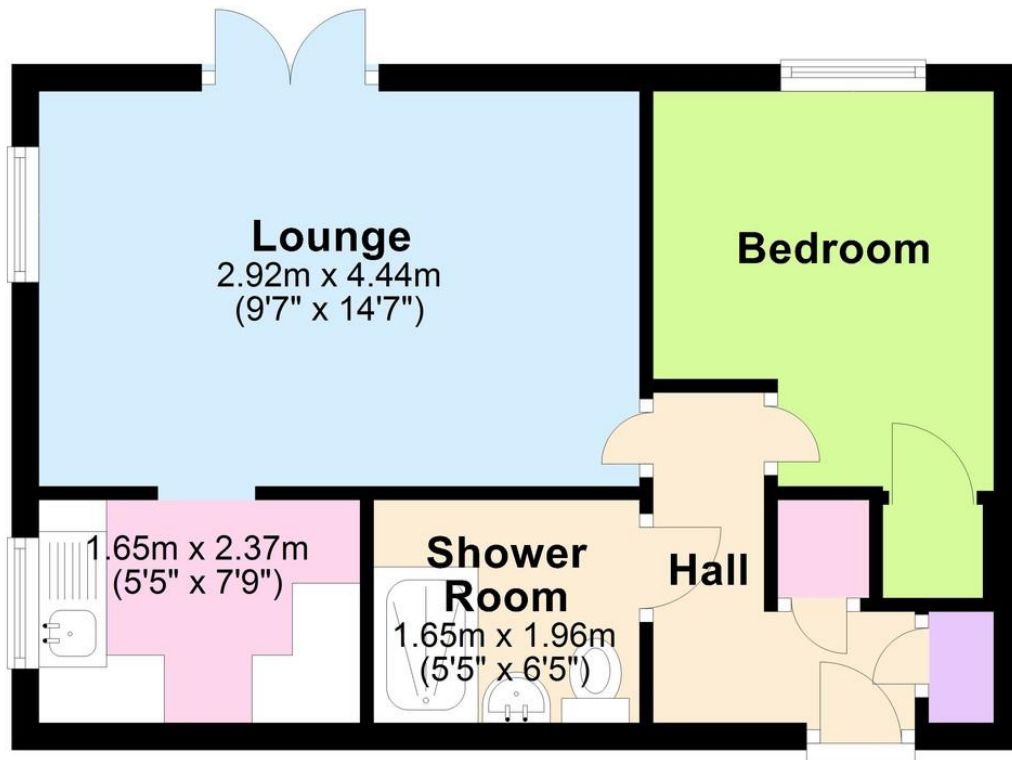
Council Tax Epping Forest District Council Band B

Service Charge £2245.92 Per Annum

Lease 125 years from 7th November 1986 (88 years unexpired)



Ground Floor



Energy Performance Certificate

5, Cobblinsbank, Farm Hill Road, WALTHAM ABBEY, EN9 1NY

Dwelling type: Ground-floor flat Reference number: 8593-7127-1430-6305-5992
 Date of assessment: 15 March 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 15 March 2017 Total floor area: 34 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,440
Over 3 years you could save	£ 462

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 141 over 3 years	£ 87 over 3 years	
Heating	£ 234 over 3 years	£ 212 over 3 years	

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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