

£180,000

TENURE : LEASEHOLD

Howard Close, Waltham Abbey EN9

Bedrooms : 1 Bathrooms : 1 Reception Rooms : 1

One Bedroom Close to Amenities Ground Floor Excellent Transport Links Gas Central Heating 65 Year Lease

Gracechurch Property Services Ability House, 121 Brooker Road, Waltham Abbey, Essex, EN9 1JH tom@gracechurch-property.co.uk | 02034180582 Website: http://gracechurch-property.co.uk & http://gracechurch-unique.co.uk



Cracechurch Property Services are delighted to offer this ground floor, one bedroom flat to the Waltham Abbey market. Located on the ever sought after Howard Close, this property is ideally situated less than 5 minutes from the historic Waltham Abbey Town Centre and its amenities.

The property features an entrance hallway leading to a spacious living room, a well-appointed kitchen, comfortable double bedroom, and a family bathroom. The flat benefits from modern conveniences including an entry phone system, double glazing, and gas central heating for added comfort.

Additional amenities include ample communal parking spaces, making it convenient for residents and guests alike. The location is a short walk to Tesco and nearby GP, cafes, restaurants and pubs, offering a range of local services and social spots.

With excellent transport links, this property is only a 5-minute drive from Waltham Cross British Rail Station and the M25, providing easy access for commuters.

Howard Close is ideal for first-time buyers, investors, or those looking to downsize, offering a blend of comfort, convenience, and community living.

Other Information...

Tenure: Leasehold - 65 Years Remaining Parking Arrangements: Communal Resident and Visitor Parking Vendors position: Actively Looking Council Tax Band: C (£1910.62 Per Annum) Local Authority: Epping Forest Location of Boiler: Kitchen Potential Rental Value: £1150 PCM Service Charge: £140.50 Per Month Ground Rent: £80 Per Year

Utilities

Water: Mains water connected to the property. Electricity: Property connected to mains electricity Drainage: Mains & Surface water drainage connected to the property Heating: Mains gas central heating Windows: Double glazing

Mobile coverage (based on calls indoors) O2 - Average EE - Average Three - Average Vodafone - Average

Broadband (estimated download speeds) Standard 7 Mbps Superfast 80 Mbps Ultrafast 330 Mbps

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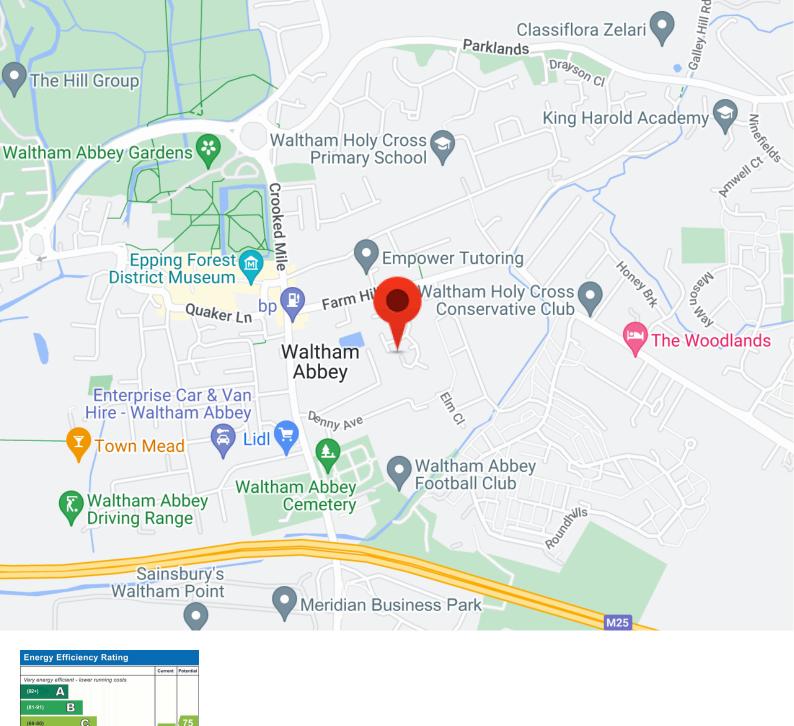






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(55-68) (39-54)

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Not energy efficient - higher running costs
England, Scotland & Wales
Address: Howard Close, Waltham Abbey EN9

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