



£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>



Gracechurch 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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