



 2
Bedrooms

 2
Bathrooms



**TWO BEDROOM APARTMENT | Chain Free | First Floor | OVER 975
YEAR LEASE | En-Suite to Master | Car Port | Garden Access | Modern
Throughout | Meridian Park...**

Gracechurch Property Services are delighted to market this beautifully presented TWO BEDROOM apartment.

Burrows Chase has been lovingly looked after by the current owners and is set on the first floor of this modern development.

This bright and spacious home is located within the ever-popular Meridian Park, on the outskirts of the historic Waltham Abbey town centre, and within close proximity to Waltham Cross Railway (1.4 mi) and a short journey to both Chingford and Loughton.

The peaceful Gunpowder Park is right on your doorstep, providing the ideal venue for walkers, cyclists and the family dog, with the weekly 5k Park Run also taking place every Saturday morning.

Added benefits include an allocated car port, along with visitor parking, a large family bathroom, an en-suite to the master bedroom, and a long lease of over 975 years.

This apartment would make a wonderful first home, whilst also suiting somebody looking to downsize.

Other Information...

Parking Arrangements: Allocated Car Port with Visitor Parking

Vendor's position: Suited (Chain Free)

Council Tax Band: D (£2,186 p/yr) - Single person discount applicable

Tenure: Leasehold 977 years remaining

Location of Boiler: Hallway Cupboard

Age of Construction: 1999

Service Charge: £154 Per Month (includes building insurance)

Ground Rent: £25 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: Electric Room heaters and Economy 7

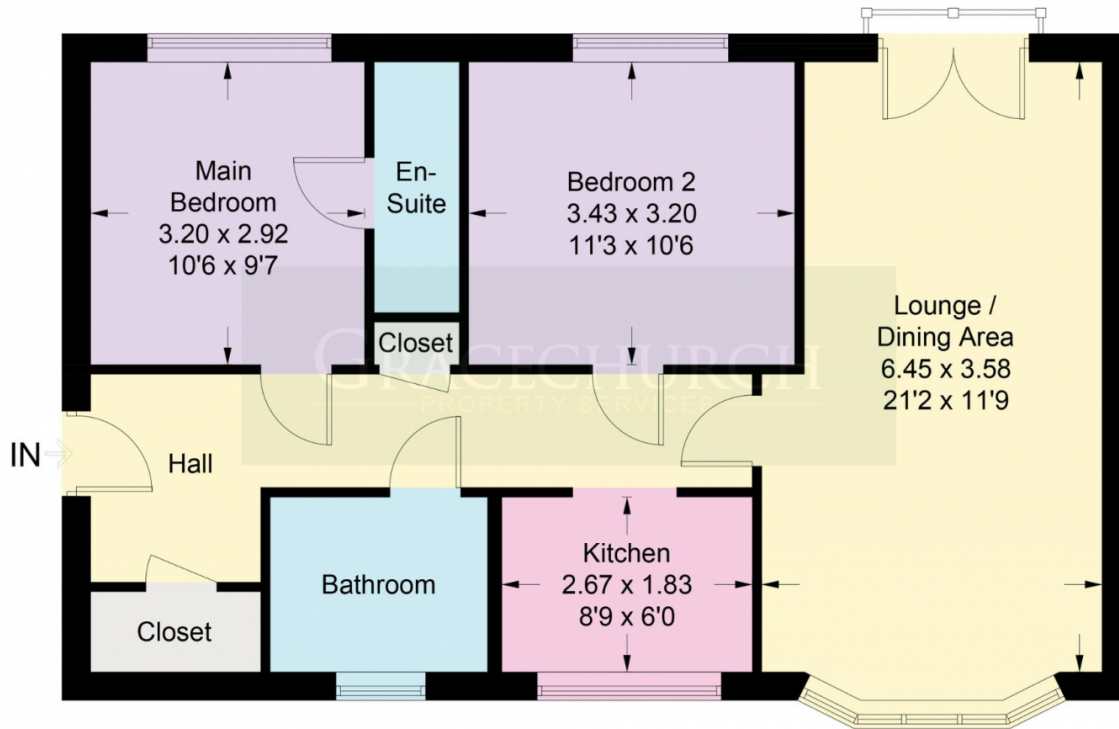
Windows: UPVC double-glazing

Mobile coverage: Voice & Data likely - We recommend buyers check Ofcom checker

Broadband (estimated download speeds): Superfast 53 Mbps

Burrows Chase, Waltham Abbey, EN9

Approximate Gross Internal Area = 70.0 sq m / 753 sq ft



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1225553)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Address: Burrows Chase, Waltham Abbey EN9

