



 2
Bedrooms

 2
Bathrooms



TWO BEDROOM APARTMENT | Garage and Gated Parking | Ground Floor | En-Suite to Master | Garden Access | Modern Throughout | Meridian Park...

A truly elegant and immaculately presented two-bedroom, two-bathroom ground-floor apartment situated in Queen Elizabeth Court, within the sought-after Meridian Park development in Waltham Abbey.

This striking Georgian-style residence boasts large sash windows and elevated ceilings, offering a refined sense of grandeur throughout.

Spanning approximately 743 sq ft, this property has been tastefully modernised throughout to a high specification. A welcoming entrance hallway, complete with two generous storage cupboards, provides access to all main rooms and sets the tone for the home's spacious layout and bright, airy feel.

To the rear of the apartment, the expansive dual-aspect lounge and dining area is flooded with natural light, offering a perfect space for both relaxing and entertaining. This leads seamlessly into a stylish fitted kitchen, finished with modern shaker-style cabinetry, oak worktops, integrated appliances, and subway-tiled splashbacks.

The principal bedroom is a generous double and enjoys fitted wardrobes along with a sleek en-suite shower room, featuring contemporary tiling, a glass shower enclosure, and high-quality sanitaryware. The second double bedroom is equally well-sized and ideal for children, guests or a home office.

A luxurious family bathroom with a deep spa-style bathtub, modern tiling, vanity basin and WC completes the accommodation.

Externally, this flat enjoys its own garage for added convenience or secure storage. The development is extremely well maintained and benefits from gated parking for residents and visitors.

Location:

Queen Elizabeth Court sits adjacent to the Gunpowder Park, offering immediate access to acres of open green space, perfect for walking the family dog, bird watching and the popular weekly 5k Parkrun.

Waltham Abbey's historic town centre is just a short five-minute drive away, offering a rich heritage, bi-weekly market, and a selection of shops, cafés, and amenities.

For commuters, Waltham Cross BR station is within a comfortable 15-minute walk, providing fast access to London Liverpool Street. Enfield Lock station is also easily accessible via Gunpowder Park. The M25 (Junction 26) is close by, offering excellent connectivity to the A10, M11, and beyond.

Other Information...

Parking Arrangements: Garage and gated parking with visitor spaces

Vendor's position: Actively looking

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

Tenure: Leasehold 100 years remaining

Location of Boiler: Kitchen

Service Charge: £181.25 Per Month (includes building insurance)

Utilities

Water: Mains water connected to the property

Electricity: Property connected to mains electricity

Drainage: Mains & surface water drainage connected to the property

Heating: Gas central heating

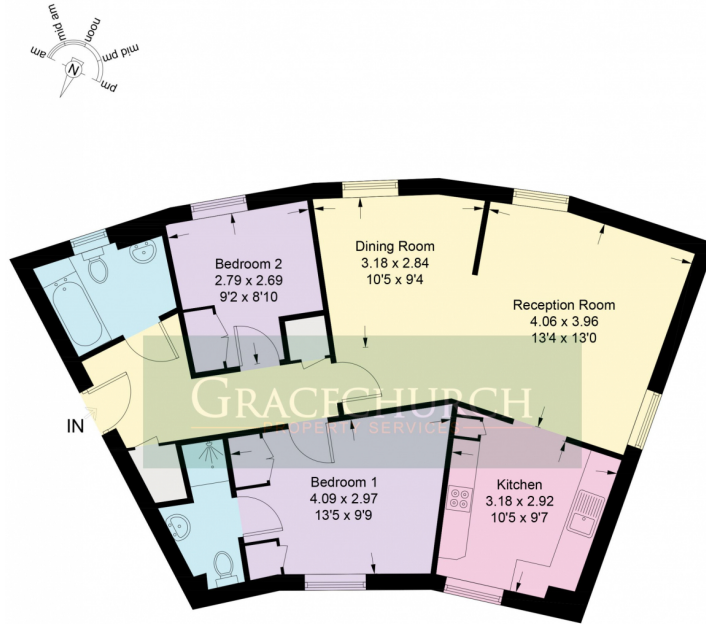
Windows: Double-glazing

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

Broadband (estimated download speeds): Superfast 157 Mbps

Queen Elizabeth Court

Approximate Gross Internal Area = 69 sq m / 743 sq ft



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1228014)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	84
(69-80) C		
(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: Queen Elizabeth Court, Waltham Abbey EN9

