



**Queen Elizabeth Court Greenwich Way, Waltham Abbey EN9
3YY**

welcome to

Queen Elizabeth Court Greenwich Way, Waltham Abbey

William H Brown are delighted to bring to the market this stunning and spacious chain free two bedroom, two bathroom apartment situated in an exclusive gated development with an intercom system. An early viewing is a must to appreciate this rarely available home.

Accommodation Comprises Of: Entrance Hall

Two storage cupboards, laminate floor, radiator.

Lounge

15' x 13' 6" (4.57m x 4.11m)

Double glazed window to front aspect, double glazed window to side aspect, laminate floor, radiator.

Dining Room

9' 4" x 7' 5" (2.84m x 2.26m)

Double glazed window to side aspect, laminate floor.

Kitchen

10' 3" x 7' 4" (3.12m x 2.24m)

Double glazed window to rear, laminate floor, a range of wall and base units with complimenting worktops, integrated fridge freezer, gas hob, integrated oven, integrated dishwasher, laminate floor, part tiled walls.

Bedroom 1

14' 1" x 10' 6" (4.29m x 3.20m)

Two double glazed windows to front aspect, radiator, laminate floor, fitted wardrobes.

En-Suite

Part tiled walls, wc, wash hand basin, shower cubicle, radiator.

Bedroom 2

8' 6" x 7' 8" (2.59m x 2.34m)

Double glazed window to rear aspect, laminate floor, radiator.

Bathroom

Double glazed window to rear aspect, tiled floor,

part tiled walls, radiator, paneled bath, wc, wash hand basin.

Exterior

Allocated parking and garage.





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Queen Elizabeth Court Greenwich Way, Waltham Abbey

- Exclusive gated development
- Two bedrooms
- Family bathroom and en-suite
- Garage and allocated parking
- High Ceilings

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1540.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£300,000



Total floor area 73.9 m² (796 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
BRX109404 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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