



**Lea Road
Waltham Abbey**



**£355,000
Leasehold**

JR Sales & Letting

We are delighted to present this stunning two-bedroom first floor luxury apartment located in the highly sought-after Liberty Court, Waltham Abbey.

This beautifully designed home offers a bright and spacious open-plan living, dining, and kitchen area, featuring fully integrated appliances, Amtico flooring, and patio doors that open onto a large private balcony — perfect for relaxing or entertaining.

The master bedroom benefits from a stylish en suite shower room, fitted wardrobes, and floor-to-ceiling windows that flood the space with natural light. The second bedroom also includes fitted storage, and the main bathroom is finished to a high specification with a bath and overhead shower.

Set within the 10,000-acre Lea Valley National Park, Liberty Court offers a peaceful lifestyle while being within walking distance of Waltham Abbey's historic market town, with its excellent range of cafés, restaurants, and shops. Commuters benefit from easy access to the A10 and M25, as well as Waltham Cross railway station, providing direct rail links to London Liverpool Street, Hackney Downs, Stratford, and Tottenham Hale.

Additional features include an allocated parking space directly outside the building entrance, visitor parking within the development, gas central heating, an entrance intercom system, and ample storage cupboards.

- **Stunning two-bedroom luxury apartment in the desirable Liberty Court development**
- **Spacious open-plan living, dining, and kitchen area with a modern layout**
- **Fully integrated kitchen appliances and premium Amtico flooring throughout**
- **Patio doors leading to a large private balcony, ideal for relaxing or entertaining**
- **Master bedroom with en suite, fitted wardrobes, and floor-to-ceiling windows**
- **Second double bedroom with fitted wardrobes and storage**
- **High-spec main bathroom with bath and overhead shower**
- **Allocated parking space directly outside the building Plus Visitor Spaces**
- **Located within the 10,000-acre Lea Valley National Park and close to Waltham Abbey town centre**
- **Excellent transport links via the A10, M25, and Waltham Cross railway station with direct trains to London**

Entrance

Hardwood entrance door to the:-

Hallway

LVT light oak effect flooring. Wall mounted radiator. Wall mounted video phone entrance system. Built in utilities cupboard housing tumble drier, washing machine in stack formation and unvented hot water cylinder. Doors to:-

Living Room/Dining Room/Kitchen

LVT grey oak flooring. Sliding patio doors leading to a balcony with wrought iron gates, composite decking and opaque privacy screen. Two column feature radiators. The kitchen comprises of fitted units in a light taupe colour with glass splash backs. Rolled edge stone effect work surfaces over incorporating a stainless steel 1 1/2 bowl sink with mixer tap, drainer and drinking water tap. Zanussi dishwasher. Neff induction hob with extractor fan over. Built in Zanussi double oven and microwave oven. Integrated fridge and freezer. Under lighting. Inset spotlights to ceiling.

Bedroom 1

Double glazed windows to the front. LVT light oak grey flooring. Fitted sliding mirror door wardrobe. Wall mounted radiator. Door to:-

Ensuite Shower

Opaque double glazed window to the front. Tile enclosed shower cubicle with mixer valve, hand attachment and rain head. Back to wall low flush W.C. in a concealed cistern with chrome flush panel. Semi countered wash hand basin with mixer tap. Fitted mirror. Extensively tiled walls. Porcelain tiled floor. Feature niche. Extractor fan. Inset spotlights. Chrome towel radiator.

Bedroom 2

Double glazed windows to the front. Wall mounted radiator. LVT light oak flooring. Fitted range of mirror fronted wardrobes and cupboards.

Bathroom

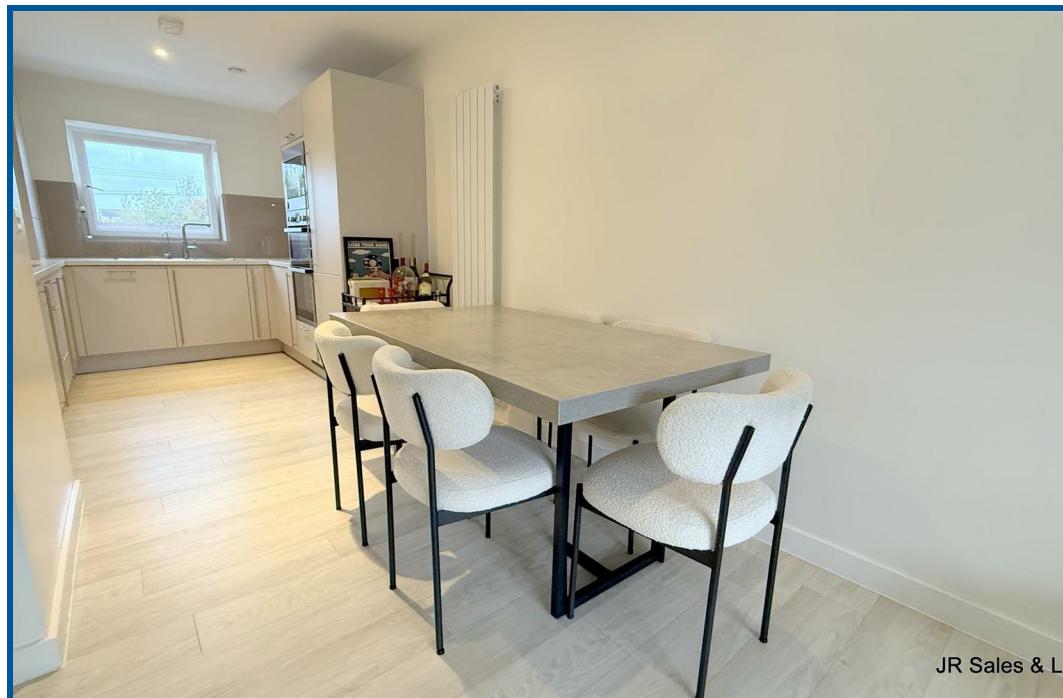
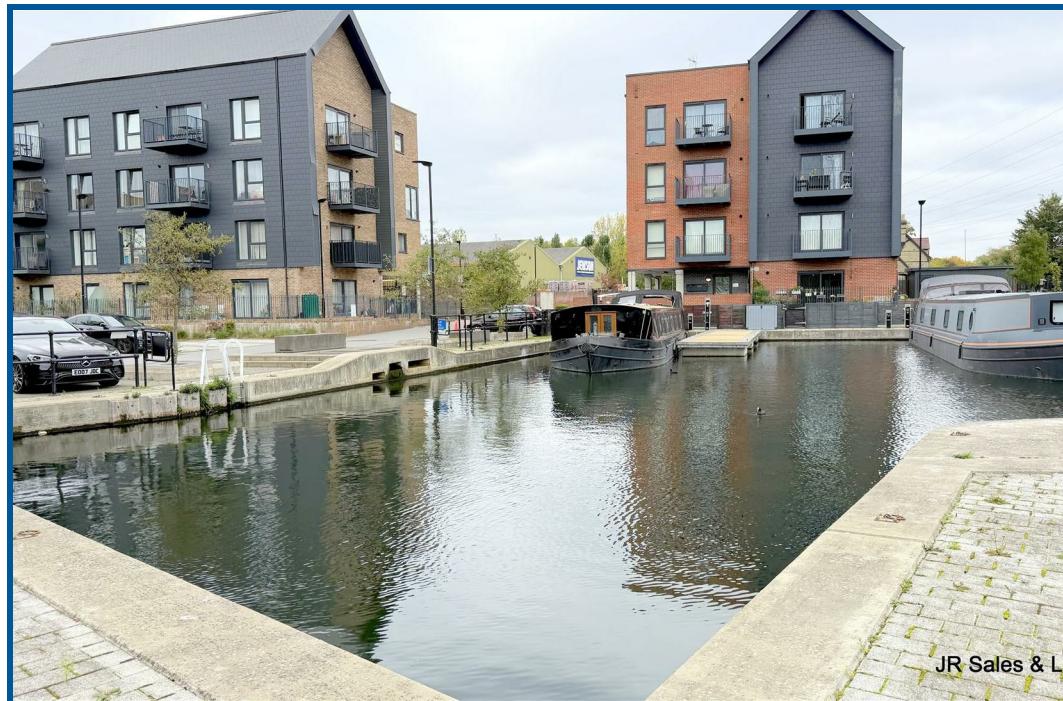
Comprises of panel bath with mixer tap, shower valve, rain head over and glass shower screen. Chrome towel radiator. Low flush back to wall W.C. with chrome flush panel. Semi countered wash hand basin with mixer tap. Feature niche. Bidet tap. Fitted mirror. Inset spotlights. Extractor fan. Extensively tiled walls. Porcelain tiled floors.

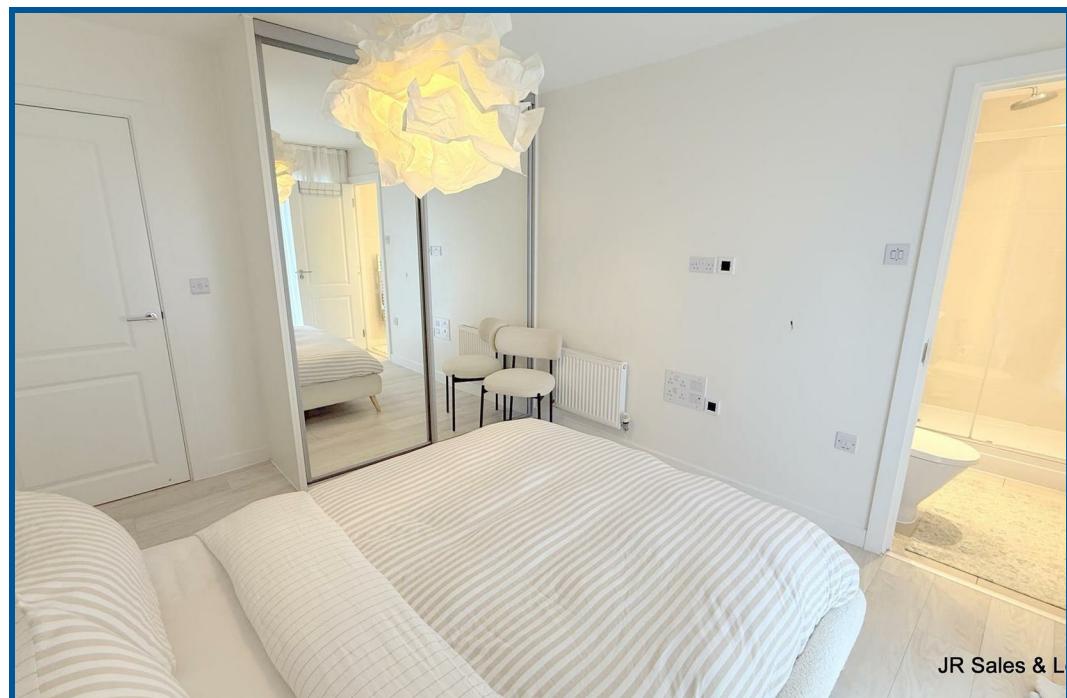
Parking

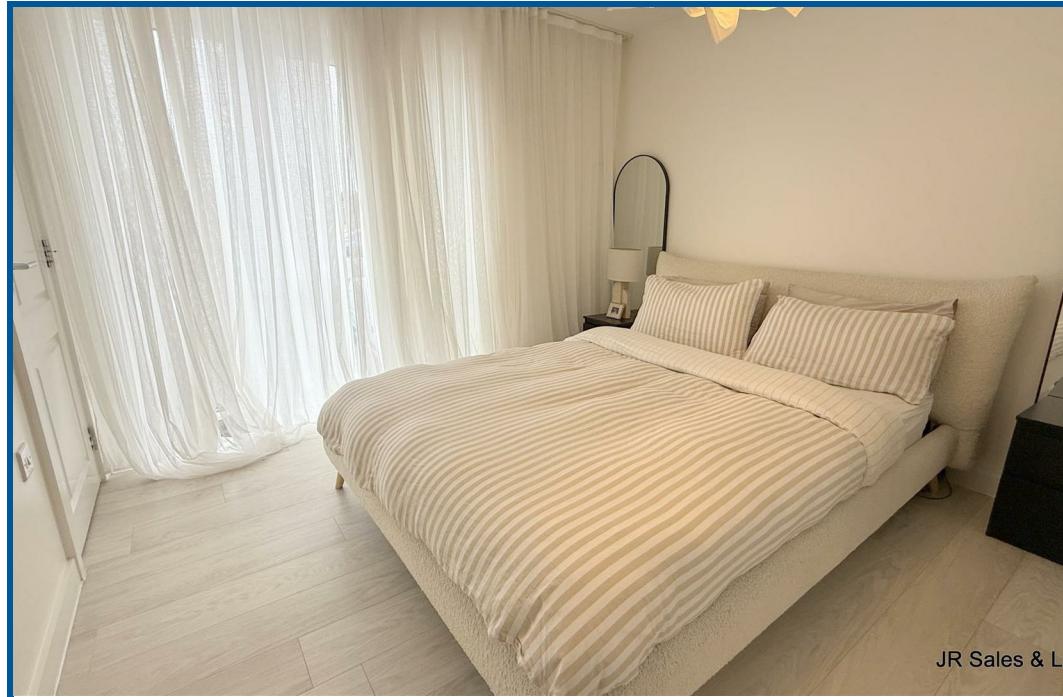
Allocated parking space.

Lease

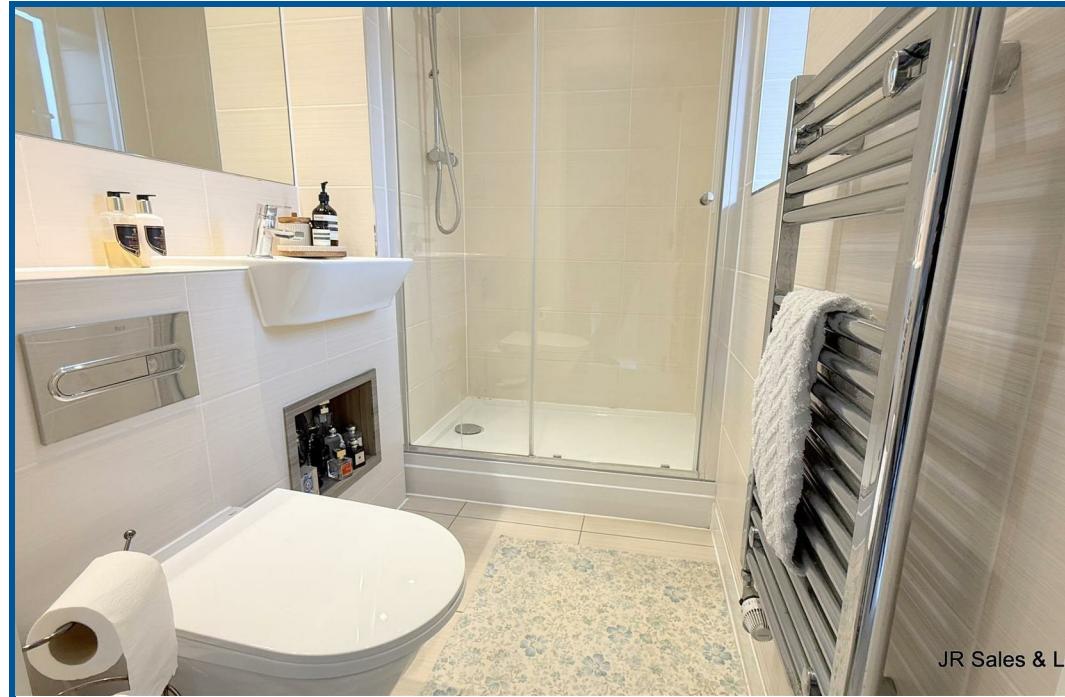
241 years remaining,







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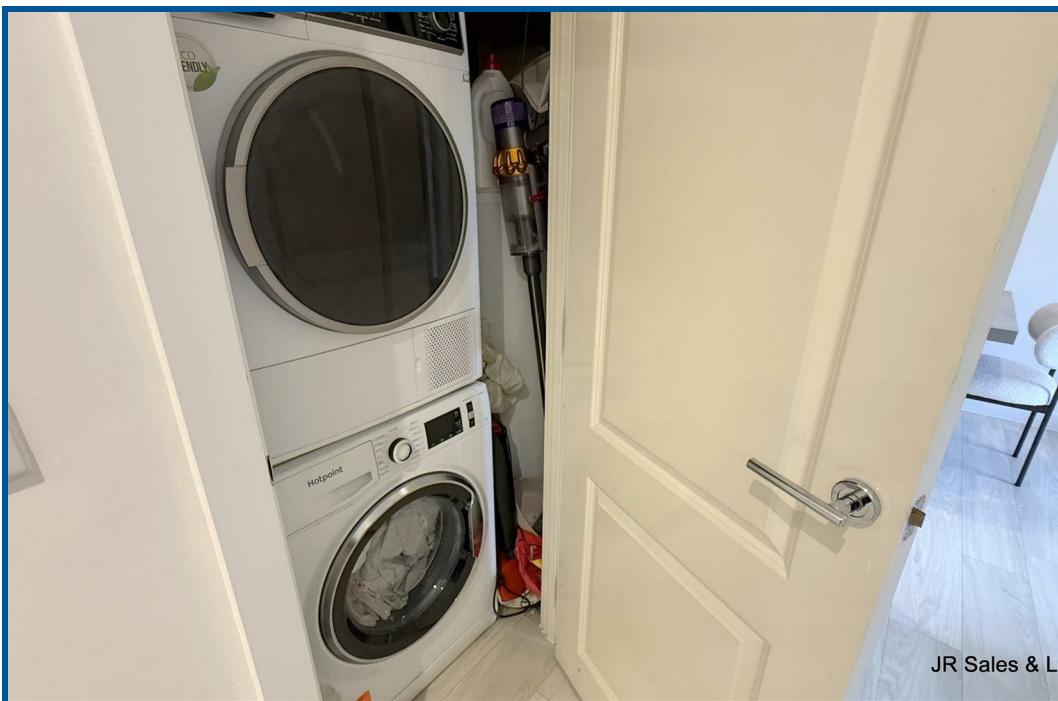
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Liberty Court, Lea Road, Waltham Abbey, EN9

Approximate Area = 727 sq ft / 67.5 sq m

For identification only - Not to scale

