

MATTHEW JAMES

Residential Sales • Lettings • Management



13 Marina Court Hazelmere Marina, Waltham Abbey, EN9 1FN

Asking Price £354,950

As the owners SOLE AGENT we are delighted to offer for sale this two double bedroom ground floor apartment with views onto the communal gardens and toward the canal. The property is well located in the 10,000-acre Lea Valley National Park, a short walk from Waltham Cross Rail station and the market town.

Set within a brick built and tile construction building, this outstanding apartment measures 833 square feet and offers luxurious, well balanced living space with the added benefit of a large south facing decked terrace, en-suite shower room to the master bedroom, allocated parking and a very long lease. The apartment is to be sold chain free and this surely caps off a great first time purchase.

Ground Floor

Entrance Hall

Engineered wood flooring, video entryphone, cupboard.

Lounge



The lounge area is carpeted and offers access to the south facing decked terrace via sliding double glazed doors with fitted blinds.

Open Plan Kitchen Dining Space



A beautiful modern kitchen with ample wall and base units as well as a large worktop incorporating a single sink and drainer unit with separate cutlery drainer, Zanussi appliances to include induction hob, built-in oven with extractor above, integrated dishwasher, refrigerator and freezer.

Master Bedroom



Good quality fitted carpet, double glazed windows with built-in blinds, door to ensuite shower room.

Ensuite Shower Room



Large shower enclosure with Mira shower unit, hand held hose and fixed overhead deluge shower head, wash basin, large fitted mirror, low flush WC, low level storage recess, heated towel rail, tiled floor, extractor fan.

Bedroom Two



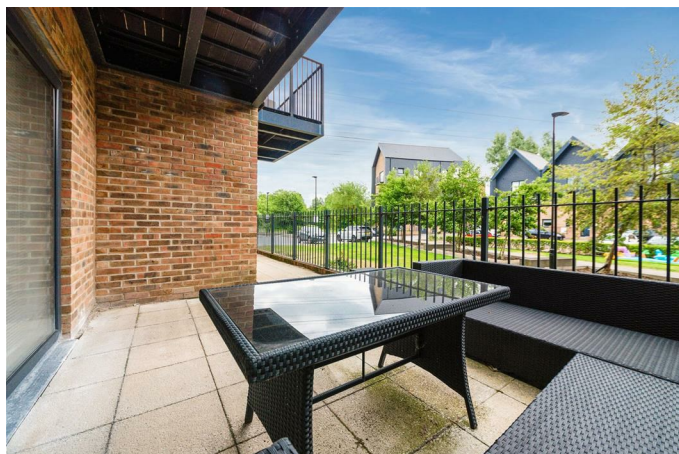
Good quality fitted carpet, double glazed window with fitted blinds, storage cupboard housing combi boiler.

Master Bathroom



Beautifully finished with dark wood panelled bath featuring mixer taps and Mira shower with hand held shower attachment in addition to fixed overhead deluge shower head, wash basin, large fitted mirror, low flush WC, tiled floor, extractor fan, heated towel rail.

Large Decked Terrace



A simply superb entertaining space with ample room for seating and socialising. Fully decked and south facing.

Additional Information

Leasehold 243 years remain

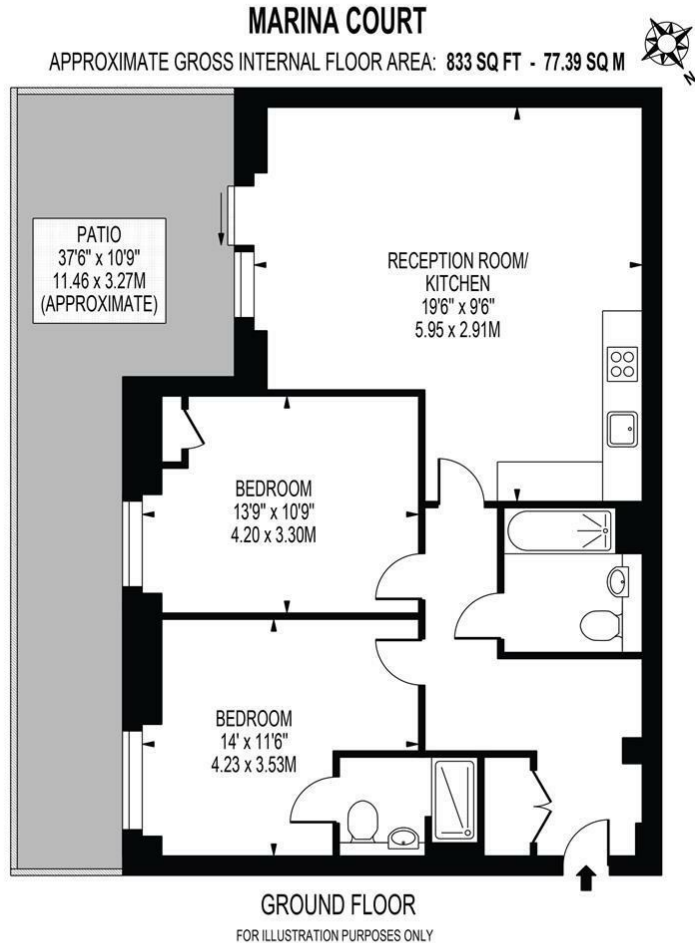
Service Charge for 2024 / 25 of £1,600

Ground Rent of £300

Council Tax Band D

EPC Rating B

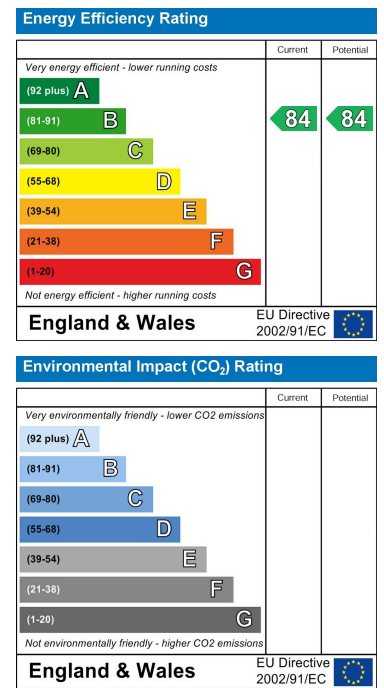
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.