





Kurtis Property are pleased to offer for sale this beautifully presented one bedroom ground floor apartment located in the popular Larsen's House development on Farm Hill Road, EN9.

This one bedroom ground floor apartment is accessed via the sideways which takes you to a personal front entrance door leading you onto the entrance hallway which leads you to a bright open plan lounge/kitchen/diner with bespoke fitted kitchen and granite work tops together with fitted appliances to include gas hob, built in electric oven, integrated washer/dryer, dishwasher and fridge/freezer. You will also find a good sized bedroom and a luxury fully tiled three piece shower room.

Features include underfloor heating, marble affect floor tiles throughout with the exception of carpet to the bedroom. From the sideways there is a path that takes you to an enclosed garden area and directly to the front there is a raised flower bed.

With an allocated car parking bay to the front plus an electric charging point, this astute design really gives you the private but contemporary lifestyle.

Contact us today to arrange a viewing to avoid disappointment!

Entrance Hall

3.68m x 1.45m (12'0" x 4'9")



Open Plan Lounge/Kitchen

6.02m x 3.48m (19'9" x 11'5")

Bedroom

4.78m x 3.43m (15'8" x 11'3")

Bathroom

2.41m x 1.75m (7'10" x 5'8")

Storage Cupboard

Private Garden

Allocated Parking Space

Additional Information

996 Year Lease Remaining (Share of Freehold)
EPC 83B
Council Tax Band B
Local Authority: Epping Forest
Zero Ground Rent
Service Charge £17 pcm

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

- One Bedroom Ground Floor Luxury Apartment
- Personal Entrance & Personal Garden Area
- High Specification Kitchen With Integrated Appliances
- Luxury High Specification Shower Room
- Underfloor Heating & Double Glazed Windows
- Allocated Car Parking With Electric Charging Point
- Sought After Location of Waltham Abbey
- Council Tax Band B & EPC Rating B
- Share of Freehold - 996 Year Lease Remaining
- Contact Us Today To Arrange A Viewing!