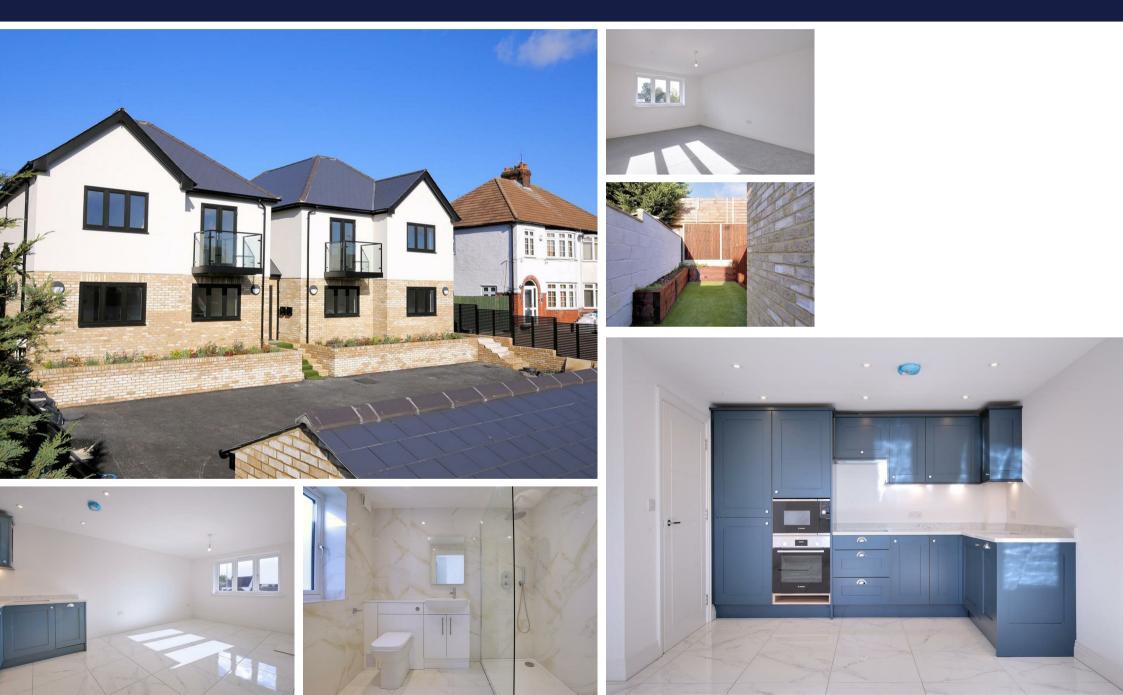
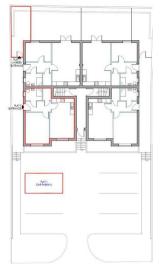


Farm Hill Road, Waltham Abbey EN9 1NG Asking Price £300,000





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 sideway 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 sideway 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")

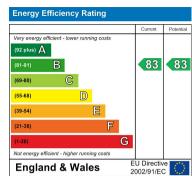
Storage Cupboard

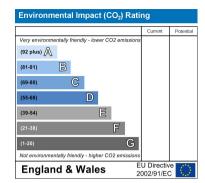
**Private Garden** 

**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





- 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!

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