







TOTAL FLOOR AREA - 476 sq ft (44.2 sq m) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, floors and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, appliances and equipment shown have not been tested and no guarantee is given. (apart from the above figures) 12/2021

Stylish One-Bedroom First Floor Apartment in Prime Waltham Abbey Location

Kurtis Property is delighted to offer this beautiful one-bedroom first floor apartment situated in the heart of Waltham Abbey town centre. This stunning home is just moments from local amenities and transport links. Boasting a fitted kitchen & WC on the first floor, a large double bedroom, spacious lounge & contemporary bathroom on the second floor.

Don't miss out on this fantastic home—contact us today to arrange a viewing!

EPC Rating D  
Council Tax Band B

**Entrance**  
Via communal entrance

**Kitchen**  
3.03m x 2.77m (9'11" x 9'1")



- WC**  
1.22m x 1.12m (4'0" x 3'8")
- Reception/Diner**  
4.15m x 3.22m (13'7" x 10'6")
- Bedroom**  
4.15m x 2.28m (13'7" x 7'5")
- Bathroom**  
1.48m x 1.44m (4'10" x 4'8")
- Additional Information**  
105 year lease remaining  
zero service charge  
£150 pa ground rent

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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

- One Double Bedroom Flat
- Split Level (On First & Second Floor)
- Town Centre Location
- Fitted Kitchen
- WC On The First Floor
- Bright Lounge
- Shower Room With WC On The Second Floor
- Intercom System
- EPC 56D
- Chain Free!