



WHERE STANDARDS MATTER

Spencer Munson
128 High Road
Loughton IG10 4BE

Tel: 020 8502 2222

loughton@spencermunson.co.uk
Website: spencermunson.co.uk



Quaker Lane, Waltham Abbey, EN9

****Modern 1 bedroom first floor flat**** unfurnished** ** Gas C/H** ** Fitted kitchen withh Appliances** ** Modern bathroom with shower** ** Entryphone system** ** Close to SUN Street shops** ** EPC Rating C. Council Tax B**

Rent: £1,150 - Monthly



Quaker Lane, Waltham Abbey, EN9

Reception 1



Kitchen




Bedroom 1



Bathroom



Double Glazing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
82-100 A		
69-80 B		
55-68 C		
40-54 D		
21-39 E		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Welcome to this charming 1-bedroom flat located above a shop in the heart of Waltham Abbey. This unfurnished property offers a comfortable and convenient living space, perfect for singles or couples. Key Features: Location: Situated on Quaker Lane, this flat provides easy access to local amenities and transport links. Heating: Enjoy the warmth of gas central heating throughout the property. Security: Benefit from a secure entry-phone system for added peace of mind. Interior: The flat boasts a neutral decor, allowing you to personalise the space to your taste. Kitchen: A fitted kitchen equipped with modern appliances, making meal preparation a breeze. Bathroom: The bathroom features a bath with a shower above, offering flexibility for both quick showers and relaxing baths. EPC rating C. council tax B.

Quaker Lane, Waltham Abbey, EN9

Disclaimer

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith.