

EST. 1984



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*60 High Road  
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*Facsimile:  
01992 443807*

**HOWARD CLOSE,  
WALTHAM ABBEY, ESSEX, EN9 1XB.**



*Of Particular Interest To Investment Buyers & Offered Chain Free*

*Having been recently refurbished, this well proportioned, two bedroom, second floor apartment, is located within this popular development only a short walk of the Town Centre and benefits from gas fired central heating, recently installed double glazed windows, and ample communal parking.*

*Conveniently located being literally within minutes walk of Waltham Abbey town centre with its shopping facilities amply catering for day to day requirements, while a choice of British Rail Stations together with major road networks are also close to hand.*

**SUMMARY OF ACCOMMODATION**

- \*RECEPTION HALL\***
- \*GOOD SIZED SITTING/DINING ROOM\***
- \*FITTED KITCHEN WITH WHITE GOODS\***
- \*TWO BEDROOMS\***
- \*BATHROOM\***
- \*GAS FIRED CENTRAL HEATING\***
- \*RECENTLY INSTALLED DOUBLE GLAZED WINDOWS\***
- \*EXTENDED LEASE\***
- \*COMMUNAL GARDENS & PARKING\***

*A multi pane glazed door, with adjacent entry phone system, affords access to:*

**COMMUNAL ENTRANCE HALL** *Courtesy lighting, notice boards and staircase to all floors.*

SECOND FLOOR LANDING Window to front, courtesy lighting and door to:

## ***The Apartment***

RECEPTION HALL Recess LED spotlighting, coved ceiling, high level fuse board, entry phone system, thermostatically controlled radiator and wood effect flooring. Doors to bedrooms, bathroom and:

GOOD SIZE SITTING/DINING ROOM 14'6 x 13'3 Window to rear with thermostatically controlled radiator below. Feature marble effect fireplace, fitted with electric fire and decorative timber surround and mantle. Coved ceiling, recess LED spotlighting, central heating thermostat, dado rail, wood effect flooring, deep built-in storage cupboard TV and FM points. Archway to:



KITCHEN 11'5 x 6'9 (max) Fitted with a range of white high gloss wall and base units with ample granite effect working surfaces and decorative tiled splashbacks incorporating sink drainer unit with mixer tap. Range of appliances to include, slimline dishwasher, fridge/freezer, washing machine and new electric fan assisted oven and grill with four ring gas hob and illuminated extractor hood above. Window to rear, recess LED spotlighting, new wall mounted Ideal Logi gas fired combination boiler and wood effect flooring.



BEDROOM ONE 9'7 x 8'8 (to wardrobes) Window to front with thermostatically controlled radiator below. Range of fitted, full height part mirror fronted wardrobe cupboards. Coved ceiling, recess LED spotlighting and wood effect flooring.

BEDROOM TWO 12'3 x 6'3 Window to front with thermostatically controlled radiator below. Coved ceiling and wood effect flooring.





**BATHROOM** 8'5 x 4'5 Tiled with suite comprising; sculptured wash hand basin with chrome mono block tap and cupboard below, close coupled w.c. and panelled bath with mixer tap and independent thermostatically controlled rainforest shower and glazed screen. Obscure glazed window to side, recess LED spotlighting, chrome heated towel rail and laminate wood effect flooring.

### **EXTERIOR**

The apartments are surrounded by lawned communal gardens. There are communal bin stores and parking facilities.

**COUNCIL TAX BAND. C**

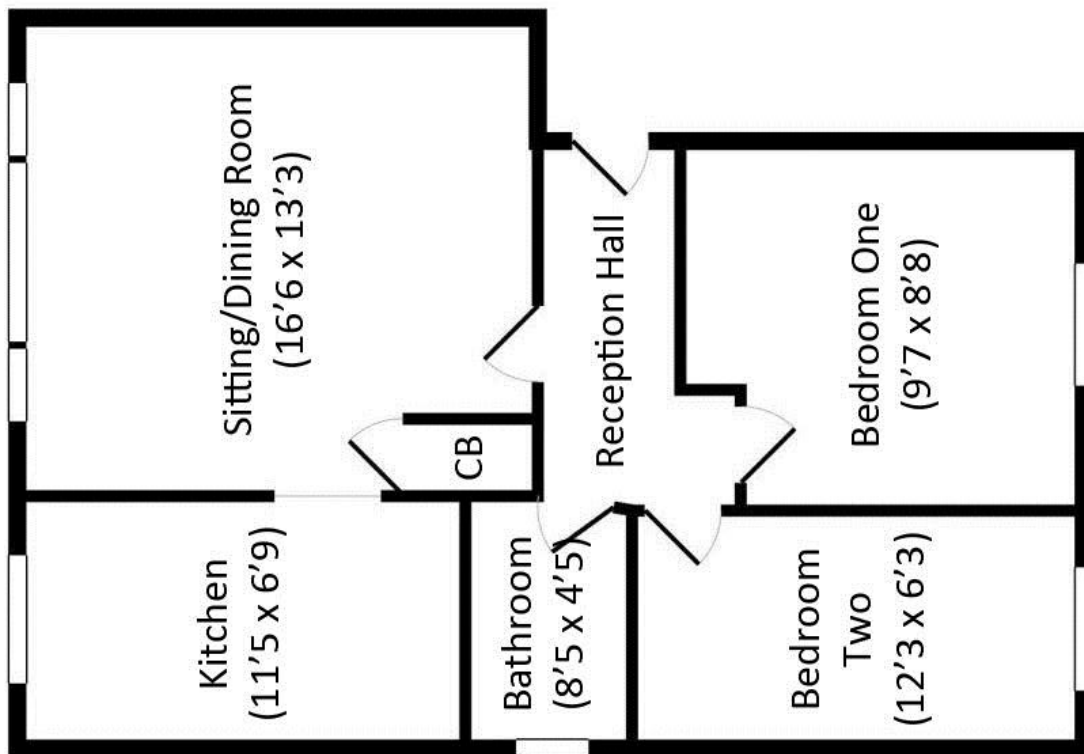
**PRICE: £250,000 LEASEHOLD**  
(Approximately 169 Year Remaining)

Ground Rent:- Approximately £0.00 per year

Maintenance Charge:- Approximately £126.00 per month

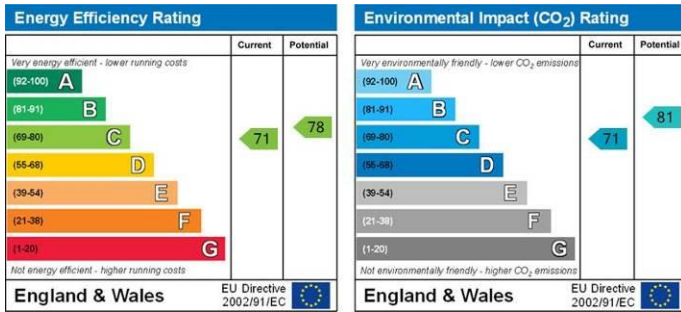
### **Floor Plans**

*This drawing is not to scale and should be used for observational purposes only*





## Energy Performance Graph



The full Energy Performance Certificate can be viewed at our office or a copy can be requested via email

**VIEWING:** By appointment with Owners Sole Agents -  
please contact: JEAN HENNIGHAN PROPERTIES - telephone 01992 445055



**Important Note One:** To conform with the new E.C. Money Laundering Directive, purchasers are now required to provide photographic identification in the form of a passport or drivers license together with a copy of a recent utility bill. We would recommend that perspective purchasers have these documents available to save any delay, when a sale is agreed.

**Important Note Two:** These sales particulars have been prepared by Jean Hennighan Properties upon the instructions of the vendor(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective purchaser(s) must make their own enquiries regarding such matters. Det2417

Visit us or email us at:

[www.jeanhennighanproperties.co.uk](http://www.jeanhennighanproperties.co.uk)

[enquiries@jeanhennighanproperties.co.uk](mailto:enquiries@jeanhennighanproperties.co.uk)

