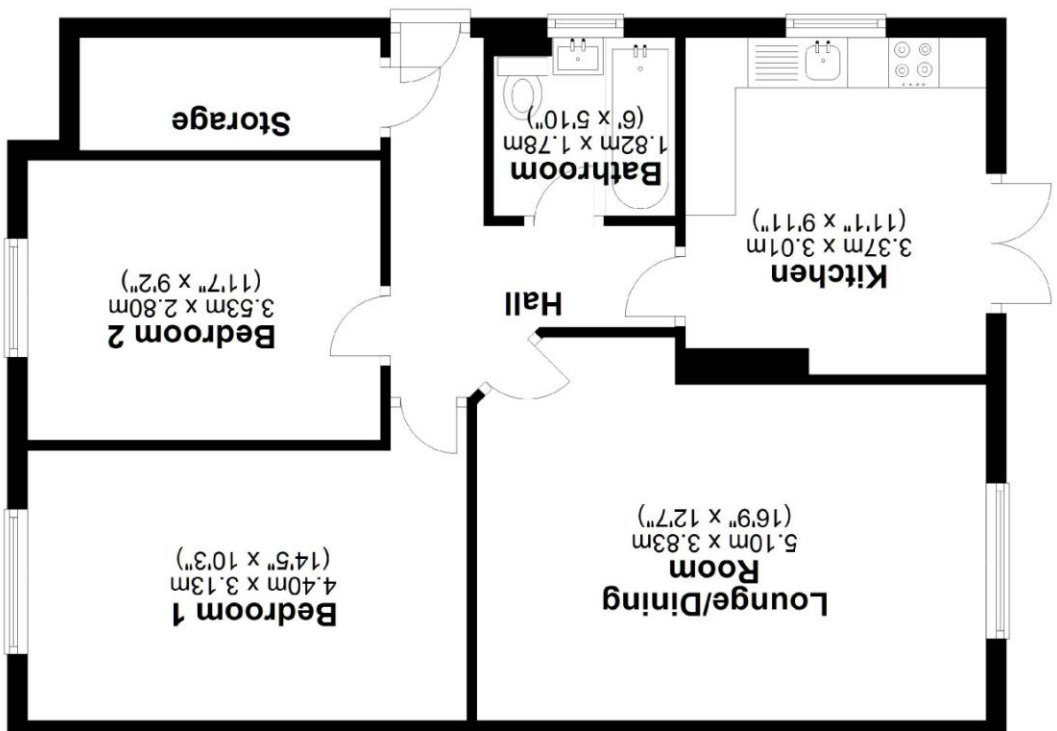


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Total area: approx. 64.9 sq. metres (699.0 sq. feet)



Floor plans are not to scale and are for illustrative purposes only.

YOU MAY BE ASSURED

SAFE AGENT
The National Approved Letting Scheme

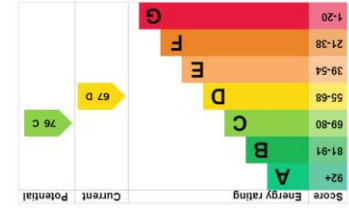
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TDSP
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ROUNDHILLS, WALTHAM ABBEY, ESSEX



For an appointment to view call 01992 788088
or email enquiries@roffeys.net

Introduction

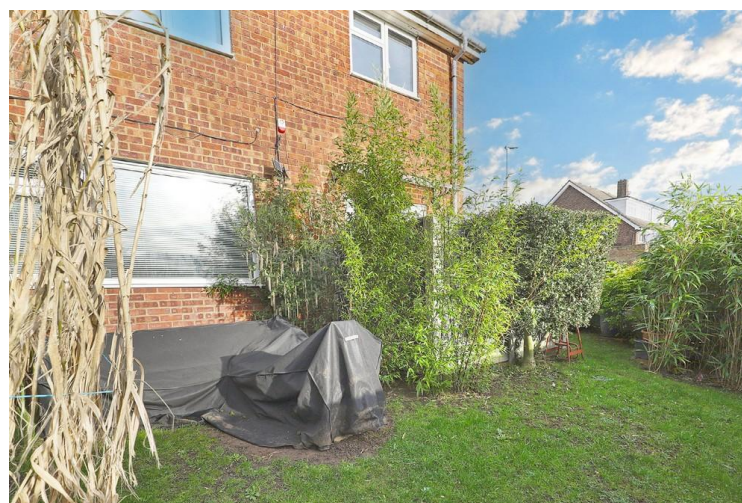
This ground floor maisonette with two double bedrooms benefits from secluded gardens to three sides and a garage en-bloc.

Accommodation includes lounge/diner, modern kitchen and bathroom and entrance hall with storage space.

The property has a long lease (940 years) with ground rent of just £20 pa

Summary

- Ground floor maisonette
- Two double bedrooms
- Lounge / diner
- Modern kitchen and bathroom
- Front, rear and side gardens
- Garage en-bloc
- Popular location
- Long leasehold
- Council Tax band 'C'



ENTRANCE HALL

BUILT-IN STORAGE SPACE

LOUNGE / DINING ROOM

16' 9" x 12' 7" (5.11m x 3.84m)

KITCHEN

11' 1" x 9' 11" (3.38m x 3.02m)

BATHROOM

6' 0" x 5' 10" (1.83m x 1.78m)

BEDROOM ONE

14' 5" x 10' 3" (4.39m x 3.12m)

BEDROOM TWO

11' 7" x 9' 2" (3.53m x 2.79m)

EXTERIOR:-

SECLUDED GARDENS TO THREE SIDES

GARAGE EN-BLOC

Approx.gross internal area: 699 sq.ft. (65 sq.m.)

GENERAL INFORMATION :-

Tenure: Leasehold
Term of lease: 999 years from 25 December 1967
Ground rent: £20 per annum
Energy rating: C
Borough: Epping Forest
Council Tax band: C
Energy Rating (EPC) current D (potential C)

