

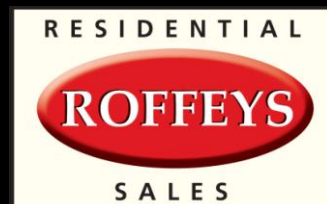


WINCHESTER CLOSE, WALTHAM ABBEY, ESSEX,

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### Introduction

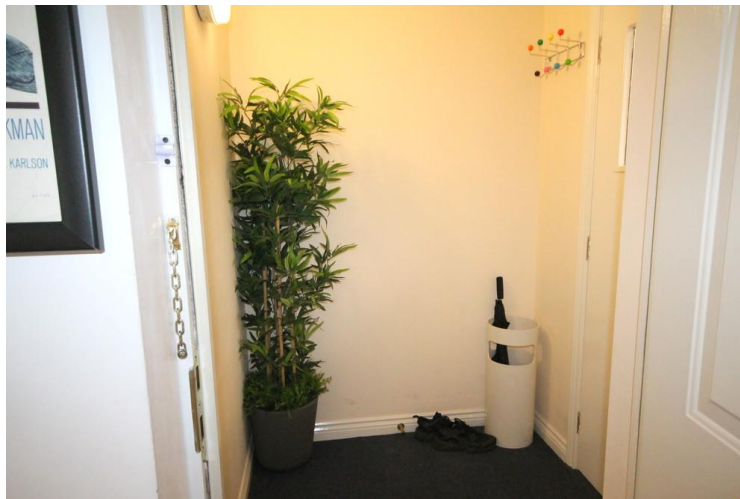
Offering approximately 232 sq.ft (71 sqm) Winchester Close has an appealing appearance and dominates an excellent position with the convenience of being within a few minutes walking distance of the town centre and Waltham Cross BR station. This well proportioned property would also be ideal as a buy-to-let investment producing a potential rental income of approximately £1,000 pcm.

The property has been built within the eaves of the block and is approached via its own personal lobby area from here there is a lengthy hallway with access to all rooms and built in storage. A large sky light penetrates plenty of natural light down into the fitted kitchen which is large enough to put a small breakfast table and chairs. Both bedrooms would accommodate double beds with an en-suite shower room off the master bedroom. With a good size lounge with velux windows and a bathroom, this flat would make a great purchase and investment.

The communal areas are well maintained and offer a lift service and security entry system. Parking is also secured and is accessed via Highbridge Street.

### Summary

- TOP FLOOR
- TWO BEDROOMS
- EN-SUITE
- BATHROOM
- PERSONAL ENTRANCE LOBBY
- LIFT SERVICE
- SKY LIGHT TO KITCHEN
- LOUNGE
- GOOD LEASE
- SECURED PARKING





HALLWAY

LOUNGE/DINER

18' 2" x 11' (5.54m x 3.35m)

KITCHEN/DINER

9' 1" x 10' 8" (2.77m x 3.25m)

BEDROOM ONE

14' 7" x 7' 9" (4.44m x 2.36m)

EN SUITE SHOWER ROOM

6' 6" x 5' 9" (1.98m x 1.75m)

BEDROOM TWO

11' x 11' (3.35m x 3.35m)

BATHROOM

5' 8" x 7' 2" (1.73m x 2.18m)

OUTSIDE THE PROPERTY

Well maintained hallways and stairs area

Lift service

Car port

Security entry barrier to parking area

Council Tax Band

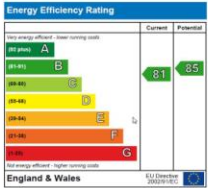
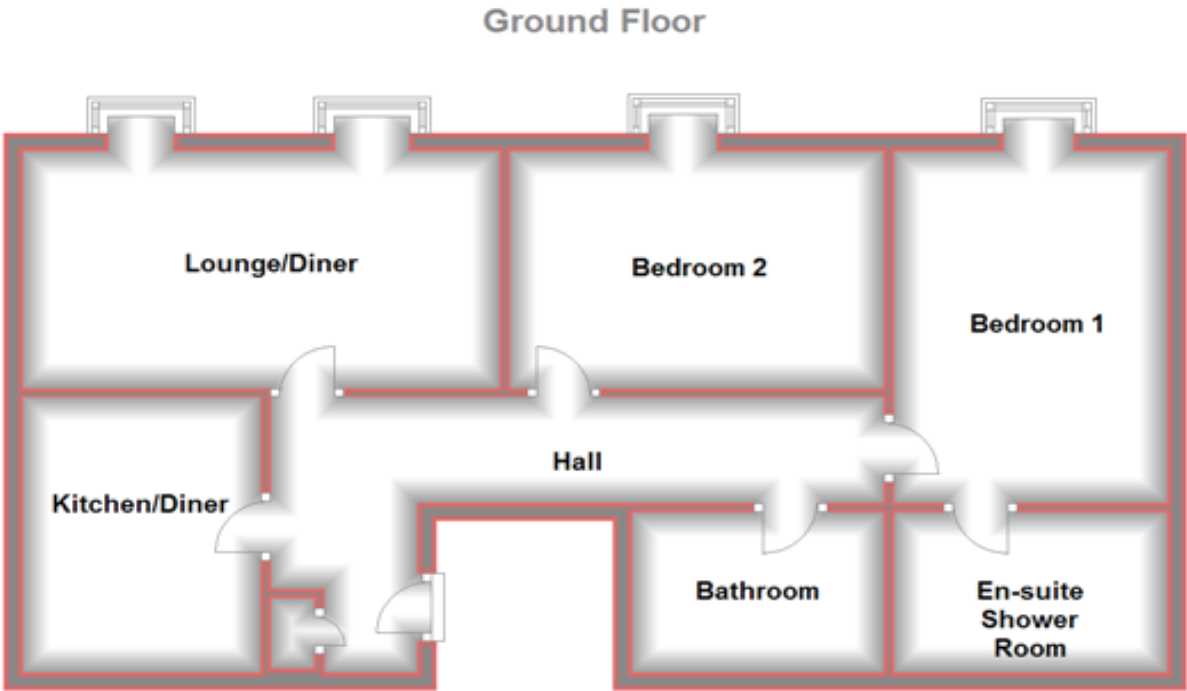
Band D

Local Authority

Epping Forest District Council



Floor plans are not to scale and are for illustrative purposes only. Approximate gross internal area = 22 sq m (232 sq ft)

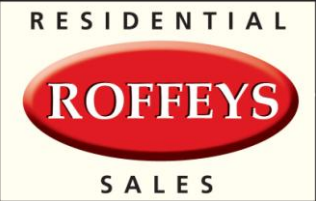


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