



Lamplighters Close, Waltham Abbey

Guide Price £260,000



- Being sold with no onward chain
- Fantastic size two bedroom top floor apartment with modern decor throughout
- Approximate 179 year lease remaining
- Allocated parking space for two vehicles
- Generous sized lounge opening onto balcony with views over Epping Forest
- Separate fitted kitchen
- Two well proportioned bedrooms and three piece bathroom
- Easy access to the town centre and railway station
- Ideal first time purchase or investment opportunity



GUIDE PRICE £260,000 - £275,000

Located within the sought-after Abbey Fields development, this splendid two-bedroom top floor apartment on Lamplighters Close, Waltham Abbey, presents an exceptional opportunity for both first-time buyers and investors alike. Offered for sale with no onward chain, this property boasts modern decor throughout, ensuring a contemporary and inviting atmosphere.

Upon entering, you will find a secure intercom entry system, providing peace of mind and convenience. The spacious lounge is a highlight of the apartment, featuring a delightful balcony that overlooks the picturesque Epping Forest, perfect for enjoying your morning coffee or unwinding after a long day. The fitted kitchen is well-equipped, making it a joy to prepare meals and entertain guests.

The apartment comprises two well-proportioned bedrooms, providing ample space for relaxation and rest. Additionally, the three-piece bathroom is both functional and stylish.

With approximately 179 years remaining on the lease, this property offers long-term security and value.

Furthermore, the convenience of two allocated parking spaces adds to the appeal, making this flat an ideal choice for those who require easy access to transport and local amenities. This property truly represents a fantastic opportunity to own a modern home in a desirable location. Do not miss your chance to view this charming apartment and make it your own.

Enter the building via secure intercom entry system. Stairs to all floors.

Impressive entrance hall gives access to all rooms. Storage cupboard.

Bathroom comprises white double ended bath fitted with shower and glass splash screen door. Vanity wash hand basin and WC.

Tiling to walls. Tiled flooring. Smooth ceiling with ample spot lighting.

Main bedroom 13'0 x 10'6 double glazed window. Smooth to coved ceiling.

Bedroom two 9'7 x 6'6 double glazed window. Smooth to coved ceiling.

Lovely size lounge/diner 17'0 x 14'3 French double glazed doors open onto balcony. Smooth to coved ceiling.

Balcony seating area offers delightful far reaching views over Epping Forest

Kitchen 10'6 x 7'3 double glazed window. Wall and base mounted units with matching storage drawers. Complimentary work surfaces with upstands housing sink drainer with swan neck mixer tap. Hob, oven and extractor hood to remain. Space for other appliances. Tiled flooring. Smooth to coved ceiling.

Further Details:

Length of Lease: Approximately 179 year lease remaining

Annual Service Charge: £1600 including ground rent

Local authority - Epping Forest

Council Tax Band: C

Disclaimer: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



Local Life

The property is located within easy access of the M25, the Town Centre with its historic market square and pedestrianised Sun Street with its shops and restaurants while the Waltham Cross station and Epping and Loughton underground stations with access into central London are also within easy reach.



Floor Plan



