

- KEY FEATURES:**
- *Chain free
 - *Refurbished and well presented
 - *Two bedrooms
 - *Communal off street parking
 - *Gas central heating
 - *Close to sports complex + local shops

Entrance:
Communal entrance with entryphone system; stairs to first floor to front door to hall

Hallway:
Hardwood flooring, 2 x storage cupboards, access to all rooms

Reception: 15' 0" x 10' 6" (4.57m x 3.20m):
Double glazed window to rear aspect, hardwood flooring, radiator, door to kitchen

Kitchen: 9' 5" x 9' 3" (2.87m x 2.82m):
Fitted wall and base units, integrated washing machine, space for fridge/freezer, sink/drainer with mixer tap, integrated electric oven and hob, tiled flooring, double glazed window to front aspect

Bedroom 1: 10' 0" x 10' 0" (3.05m x 3.05m):
Double glazed window to rear aspect, radiator, hardwood flooring, fitted wardrobes

Bedroom 2: 7' 6" x 6' 3" (2.28m x 1.90m):
Double glazed window to front aspect, radiator, hardwood flooring, built-in storage

Shower Room: Shower cubicle, hand wash basin, low flush wc, partly tiled walls, tiled floor, towel radiator

Gardens: Communal gardens

Parking: Communal off street parking bays

Lease: 95 years (approx)
Service Charges: £38 per month
Ground Rent: £10 per annum



A Bit about Waltham Abbey

Borough : Epping Forest District Council
County : Essex

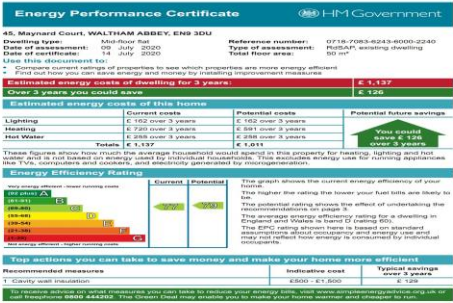
Waltham Abbey
Situatd in the south west of Essex, Waltham Abbey is north of London between the River Lea nd Epping Forest. The leafy and hilly surroundings enhance the village feel. A vast array of character period properties are progressively combined with modern high specification developments.

With its diverse independent retailers and high street stores accompanied with good schools and parks this vibrant location ensures Waltham Abbey remains a desirable place to reside.

TRANSPORT
Served by Waltham Cross’ British Rail Station and the London underground located in nearby Epping both providing links to Central London. The town is also located on the M25 junction allowing further easy commuter access.

SHOPPING AND LEISURE
A diverse selection of shops, restaurants, bars and cafés accompanied with sport facilities and recreational grounds surround the local area.

DIRECTIONS
If you are visiting the office by car you will find parking outside. We are located opposite the town Hall and infront of the historic Abbey



A chain free fully refurbished and well presented two bedroom first floor apartment with a modern kitchen and bathroom, large lounge/diner, ample storage space, gas central heating and communal off street parking. Located 1/2 a mile from Waltham Abbey's town centre and its many amenities including a sports complex and local shops.

**Maynard Court
EN9**

£240,000 L/H

