

**Vendor advises:**  
**Lease of approx 243 years**  
**Service charge = £180 pcm**  
**Ground rent = £300 pa**

**Entrance:**  
 Communal front door with entryphone system; stairs to top floor, front door to hall

**Hallway:**  
 Access to reception, bathroom, bedrooms and bathroom, cupboard

**Reception: 15' 1" x 13' 5" (4.59m x 4.09m):**  
 Opens to kitchen, access to balcony

**Kitchen Area: 13' 4" x 10' 3" (4.06m x 3.12m):**  
 Opens to lounge/diner

**Bedroom 1: 12' 9" x 12' 3" (3.88m x 3.73m):**  
 Door to en-suite

**En-suite Shower Room: 8' 2" x 5' 1" (2.49m x 1.55m)**

**Bedroom 2: 12' 4" x 10' 9" (3.76m x 3.27m):**  
 narrowing to 9' (2.74m)

**Bathroom: 7' 0" x 7' 2" (2.13m x 2.18m)**

**Balcony: 13' 5" x 6' 3" (4.09m x 1.90m)**

**Parking:**  
 Allocated parking



**A Bit about Waltham Abbey**

Borough : Epping Forest District Council  
 County : Essex

**Waltham Abbey**

Situated in the south west of Essex, Waltham Abbey is north of London between the River Lea and 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**

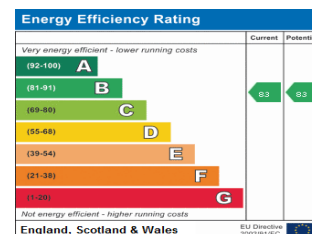
Served by Waltham Cross' British Rail Station and the London underground located in nearby Epping both providing links to Central London. The town is also located on the M25 junction allowing further easy commuter access.

**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 in front of the historic Abbey



Castles are delighted to market this stunning chain free two double bedroom top floor apartment built in only 2018. The property boasts a high spec finish throughout, full height picture windows allowing for plenty of light and a large balcony overlooking the marina. Comprises a large lounge/diner opening to a modern kitchen, a family bathroom and an ensuite shower room. Benefits from allocated parking, a long lease and being close to the historic Abbey town centre and Waltham Cross' train station with direct routes to London Liverpool Street.

**Marina Court  
 EN9**

**£360,000 L/H**

