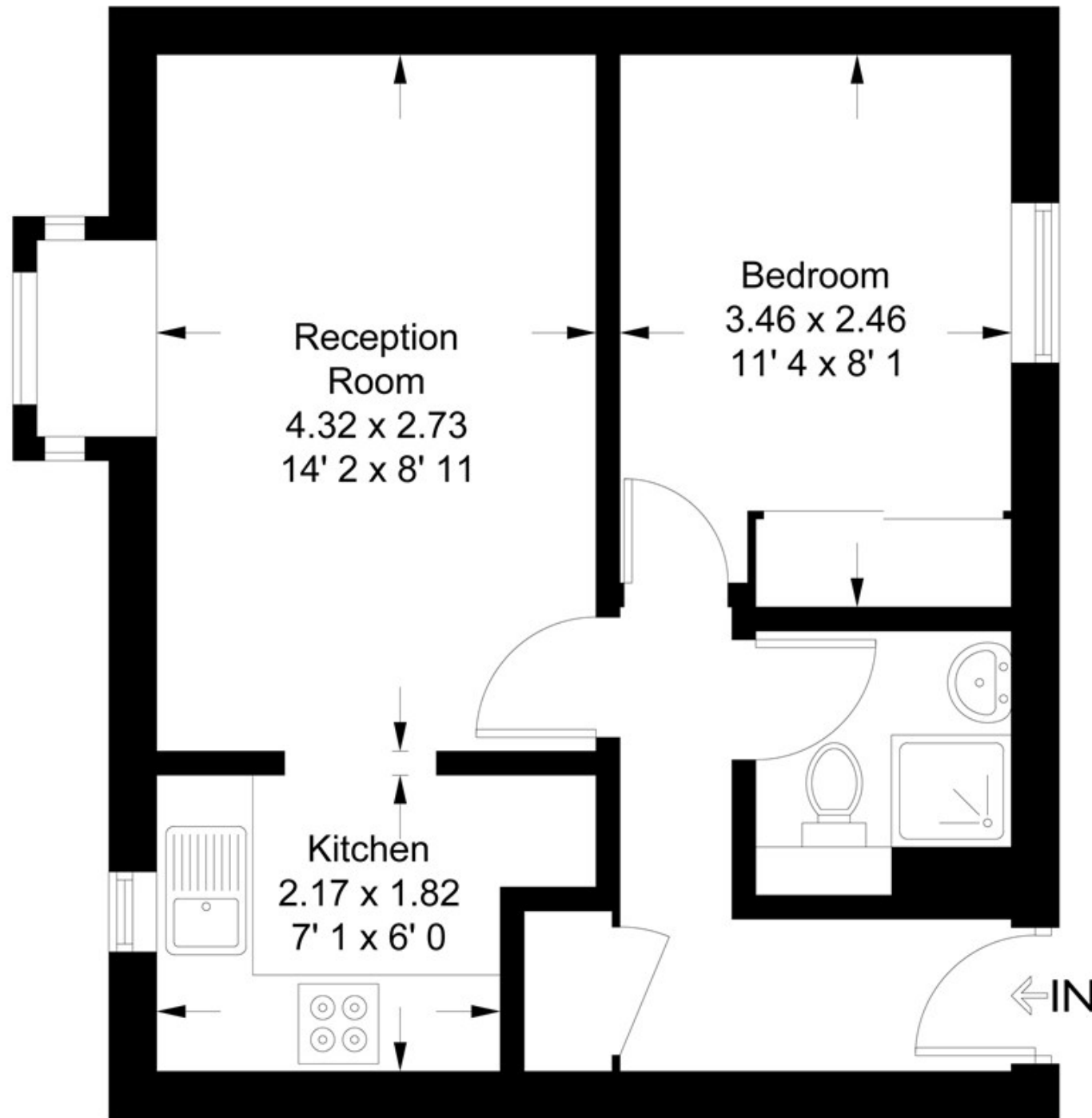


Farthingale Court

Approximate Gross Internal Area = 367 sq ft / 34.1 sq m



Second Floor

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Peregrin Road, Waltham Abbey
Asking Price £199,500 Leasehold

- One double bedroom
- Second floor flat
- Double glazing
- No onward chain
- Modern development
- Communal street parking
- Extended lease upon completion
- Close to good transport links

Peregrin Road, Waltham Abbey

Petty Son & Prestwich are proud to offer new to the market this spacious one bedroom flat located in a quiet cul-de-sac in the Abbeyfields development of Waltham abbey.

SOLD BY PETTY SON AND PRESTWICH This second floor flat has been tastefully decorated throughout and consists of a spacious reception room, modern kitchen, good sized bedroom with fitted wardrobe, modern shower room and plenty of storage. The apartment also offers a phone entry system, double glazing and well-kept communal grounds.

Located in a quiet turning in the heart of Waltham Abbey this property is perfect for first time buyers. The property is less than 10 minutes to Waltham Cross station serving Liverpool Street in 30 minutes. For those who drive the M25 and M11 are both very close. For those looking for excellent local education the property falls into well Ofsted rated catchments.

The apartment is offered for sale with no onward chain and will benefit from an extended lease of 125 years upon completion.

EPC Rating: C74

Council Tax Band: B

Lease Information: 99 years from 1 January 1992
(There will be an extended lease of 125 years granted upon completion)

Service Charge: £1331.99 per annum (Reviewed annually)

Ground Rent: £50 per annum (Will be reviewed upon lease extension)

RECEPTION ROOM

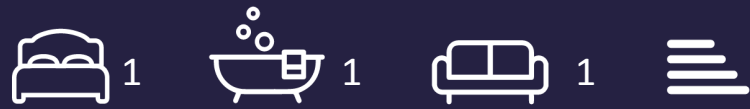
14'2" x 8'11"

KITCHEN

7'1" x 6'0"

BEDROOM

11'4" x 8'1"



Council Tax Band: B

