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### **Howard Close, Waltham Abbey, EN9**

**Modern 1-Bed Apartment with Long Lease in Waltham Abbey - No Ground Rent, No Onward Chain!**

**Offers In Excess Of £175,000 (L)**



## Howard Close, Waltham Abbey, EN9

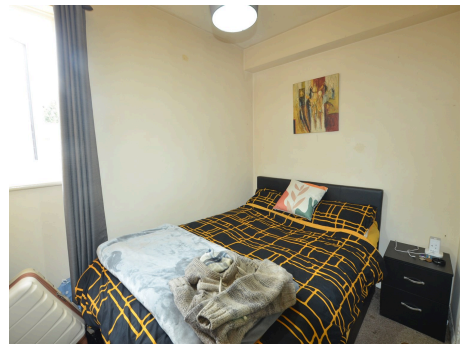
### Lounge



### Kitchen

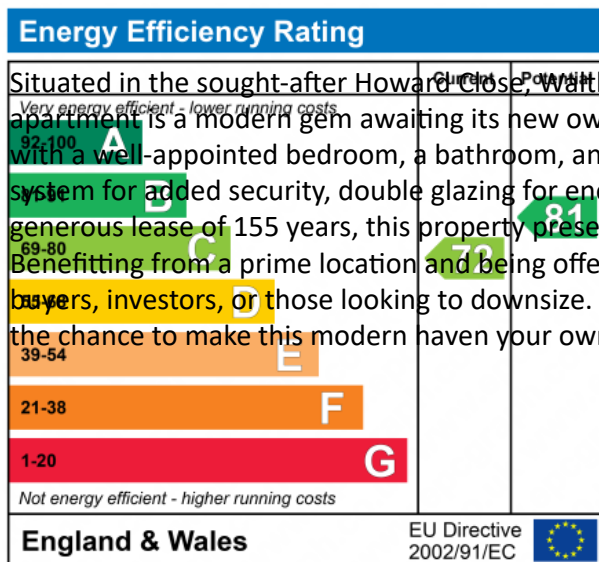


### Bedroom



### Bathroom

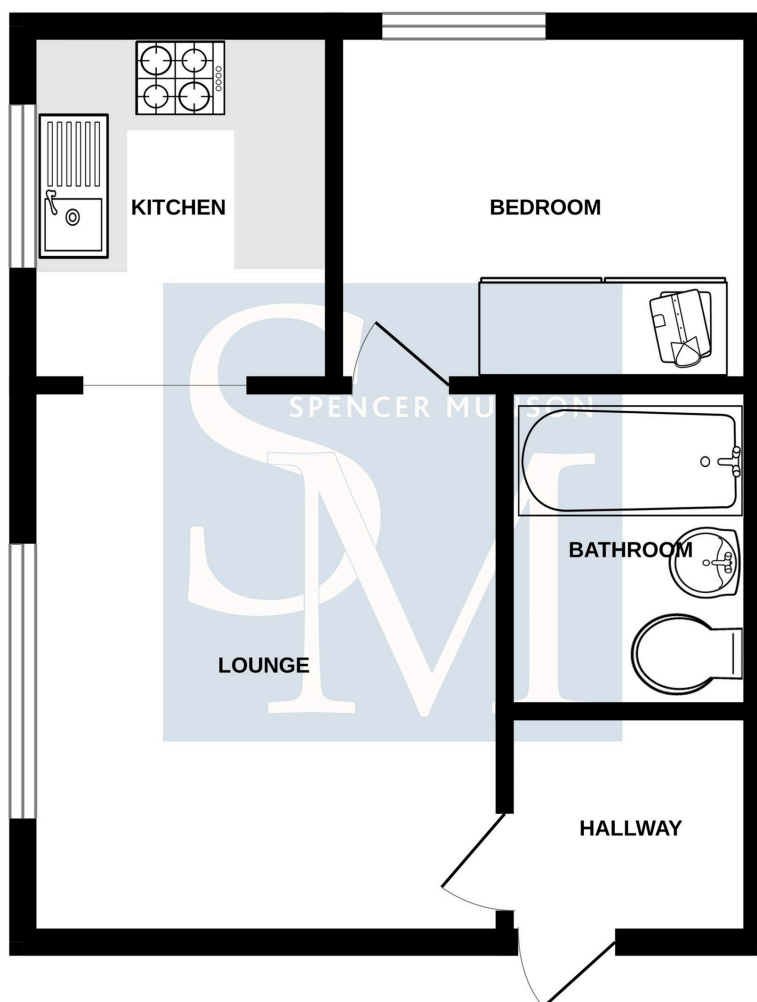




Situated in the sought-after Howard Close, Waltham Abbey, EN9, this impeccable 1-bedroom leasehold apartment is a modern gem awaiting its new owner. This first-floor property offers a comfortable living space with a well-appointed bedroom, a bathroom, and a fitted kitchen. The apartment features an entry phone system for added security, double glazing for energy efficiency, and the convenience of no ground rent. With a generous lease of 155 years, this property presents a rare opportunity for a hassle-free living experience. Benefitting from a prime location and being offered with no onward chain, this apartment is perfect for first-time buyers, investors, or those looking to downsize. EPC rating available. Service charge £800pa. Don't miss out on the chance to make this modern haven your own. Contact us today to arrange a viewing.

**Howard Close, Waltham Abbey, EN9**

FIRST FLOOR  
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 318 sq.ft. (29.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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