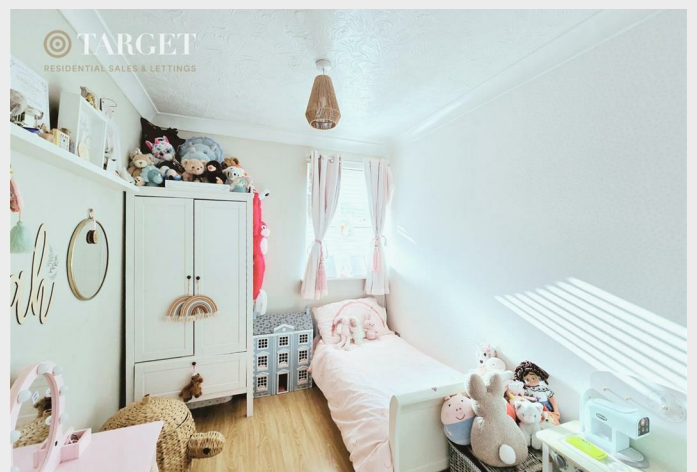




Osprey Road, Waltham Abbey EN9 3TY  
Offers In The Region Of £275,000







Welcome to this charming two-bedroom ground floor flat located on Osprey Road in the delightful town of Waltham Abbey. This well-presented property is offered chain-free and boasts an impressive extended lease of 159 years, making it an attractive option for both first-time buyers and investors alike.

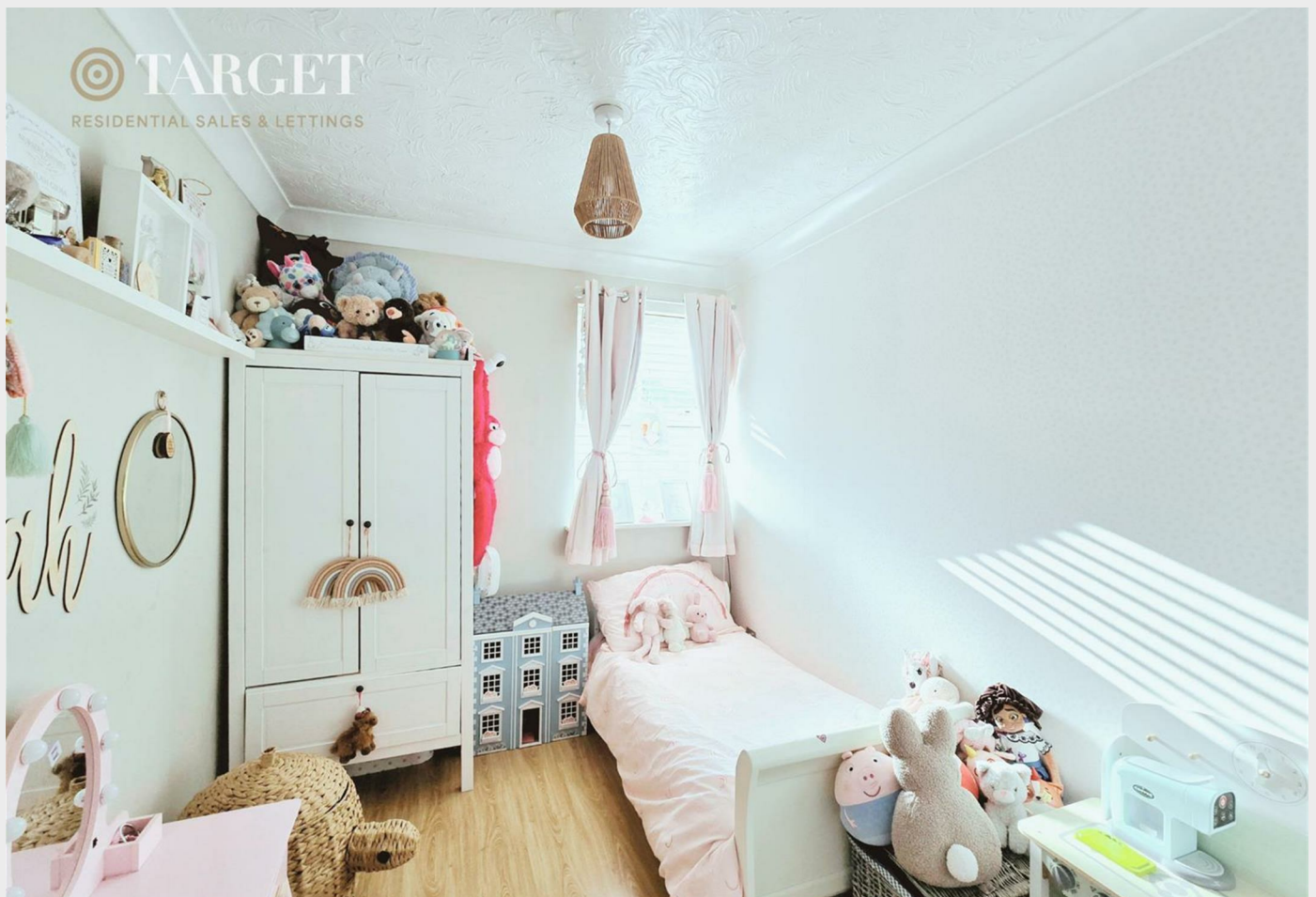
As you enter, you will find a spacious lounge-diner that provides a comfortable space for relaxation and entertaining. The contemporary kitchen is designed with modern living in mind, while the stylish bathroom adds a touch of elegance. The flat features patio doors that open onto beautifully maintained communal gardens, predominantly laid to lawn, offering a pleasant view and a serene outdoor space to enjoy.

In addition to the appealing interior, this property comes with the added benefit of allocated off-street parking, along with first-come, first-served visitor parking, ensuring convenience for both residents and guests.

Waltham Abbey itself is a vibrant market town that perfectly balances historical charm with modern amenities. Nestled within the picturesque Epping Forest District, it offers easy access to the M25, making commuting a breeze. The town centre is home to a variety of pubs, local shops, and eateries, catering to diverse tastes. For those who appreciate the outdoors, the nearby Lee Valley Regional Park and Epping Forest provide ample opportunities for exploration and leisure activities.

Transport links are excellent, with Waltham Cross station offering direct services to London Liverpool Street in approximately 30 minutes. Additionally, the Central Line stations at Loughton and Theydon Bois are just a short drive away, enhancing accessibility for commuters.

In summary, this flat on Osprey Road presents a wonderful opportunity to enjoy modern living in a historic town, surrounded by natural beauty and excellent transport links. Don't miss your chance to make this delightful property your new home, call now on 01992 766 245 (option 2).





TOTAL APPROX. FLOOR AREA 545 SQ.FT. (50.7 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
Made with Metropix ©2018



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

#### How to Make an Offer

To submit an offer, please email [theo@targetproperty.co.uk](mailto:theo@targetproperty.co.uk) with the following details (We reserve the right to request further info if required by law).

**Offer Amount (£)** – Confirm the amount you wish to offer.

**Buyer Type** – Confirm whether you are purchasing in your personal name/s or through a company and provide full details

**Mortgage Agreement** – Provide your Agreement in Principle or Mortgage Offer. If you need a mortgage broker, we can recommend one at no charge.

**Deposit Confirmation** – Submit the last three months' bank statements showing the full deposit amount, whether in one or multiple accounts. We reserve the right to request further in if required.

**Identification** – Include your full name as listed on a valid photographic ID (passport, driving license, or other official document).

**Proof of Address** – Supply a document verifying your current address.

**Solicitor Details** – Provide your solicitor's full details, including name, firm address, direct contact number, and email. If you need a solicitor, we can recommend one at no charge.

**Mortgage Broker Details** – Submit your mortgage broker's full details, including name, firm address, direct contact number, and email. If you need a mortgage broker, we can recommend one at no charge.

**AML & Identity Checks** – Confirm when Lifetime Legal can contact you to process a £75.00 payment and complete electronic identity and Anti-Money Laundering (AML) checks.

For any further inquiries, please reach out to the provided email.

#### What Are ID & Anti Money Laundering Checks

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

#### Proof of Funds

An estate agent may ask for proof of funds at two different stages and for two different reasons. If an estate agent asks for proof of funds before you put an offer in, it may be because they want to make sure you have a genuine interest in the property to avoid any disappointment for the seller. However, you don't have to provide proof of funds before putting an offer in.

#### Source of Funds (SOF)

(SOF) is the process of verifying the origin of a customer's money for a specific transaction. The goal is to ensure that the funds are not from illegal



**Edmonton** | 315 Hertford Road | Edmonton | London | N9 7ET

t. 0208 805 4949 | e. [theo@targetproperty.co.uk](mailto:theo@targetproperty.co.uk)

**Cheshunt** | 210 Windmill Court | Windmill Lane | Cheshunt | Waltham Cross | Hertfordshire | EN8 9AF

t. 01992 766245 | e. [theo@targetproperty.co.uk](mailto:theo@targetproperty.co.uk)

[www.targetproperty.co.uk](http://www.targetproperty.co.uk)