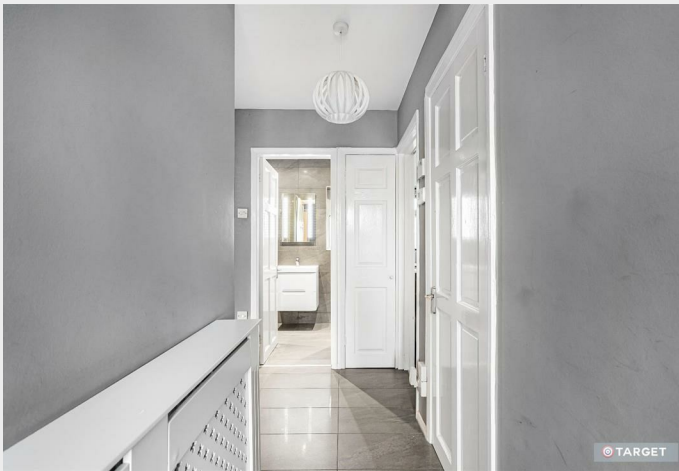




St. Leonards Road, Nazeing, Waltham Abbey EN9 2HN

Offers In The Region Of £250,000

 **TARGET**
RESIDENTIAL SALES & LETTINGS



Chain Free

Lease Remaining Approx. 104 Years

Leasehold Charges Approx. : £35 PCM

Ground Rent Approx. £10 Per Annum

Welcome to St. Leonards Road, Nazeing, Waltham Abbey - a charming location that could be the perfect setting for your new home! This delightful ground floor maisonette offers a cosy retreat with 1 reception room / living room, 1 bedroom, 1 bathroom & Kitchen making it an ideal space for a single professional or a couple looking for a peaceful abode. It has an energy rating 'D' and is central heated, double glazed and has the added benefit of underfloor heating in the hallway & bathroom.

Situated in a tranquil neighbourhood, this property exudes a sense of serenity and comfort. The reception room provides a warm and inviting space to relax and entertain guests, while the bedroom offers a peaceful sanctuary for rest and relaxation. The bathroom is modern and well-appointed, ensuring convenience and comfort.

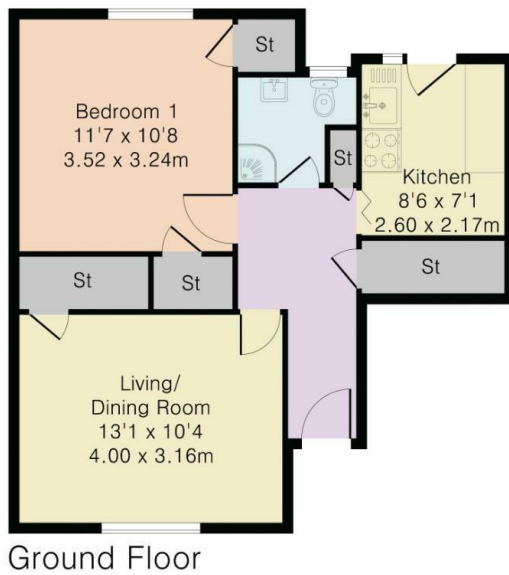
The allure of this maisonette extends beyond its interiors. St. Leonards Road boasts a friendly community atmosphere, perfect for those seeking a sense of belonging. The surrounding area offers picturesque views and easy access to local amenities, providing the best of both worlds - a peaceful retreat with convenience at your doorstep.

Renowned for its serene ambiance, the area is further enhanced by its proximity to green spaces such as Broxbourne Woods and Lee Valley Regional Park. Residents benefit from the convenience of Nazeing train station, facilitating easy commuting to neighbouring towns and London.

Whether you're looking to downsize, invest in a rental property, or simply seeking a cosy home to call your own, this maisonette on St. Leonards Road presents a wonderful opportunity. Don't miss out on the chance to make this charming property your own and experience the joys of living in this lovely corner of Waltham Abbey.



Approximate Gross Internal Area 481 sq ft – 45 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating

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

How to Make an Offer

To submit an offer, please email 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



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