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## Landau Way, EN10 6LW

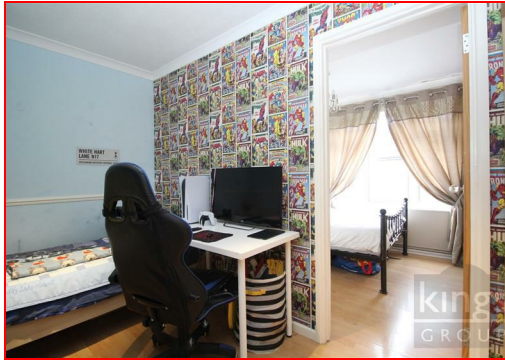


**£235,000 Leasehold**



Kings Group are delighted to offer this SPACIOUS TWO BEDROOM SECOND FLOOR APARTMENT IN THE EVER POPULAR EN10 AREA.

This fantastic property is an ideal purchase for any first time buyer looking to get onto the property ladder or any buy to let investor looking to rent their investment out straight away. The property is in prime location and is surrounded by all the local amenities a property needs for day to day life and future growth. One of the benefits this property has to offer is its distance to the A10 and M25 with both roads being accessible in under 10 minutes providing you with great links to London and the surrounding areas. The property also benefits from being located a stones throw away from Brookfield Shopping Center offering a wide choice of supermarkets and retail shops to choose from. Landau Way also gains from being near some of the areas most popular primary and secondary schools with there being up to 6 schools within walking distance.



The accommodation comprises of large lounge, kitchen, large master bedroom, double sized second bedroom, family bathroom, large storage cupboard currently being used as utility/storage room, UPVC double glazed windows throughout, allocated parking and entry phone system. We highly recommend internal viewings on this fantastic property so please contact us on 01992 635 735 to arrange an appointment.

**Lounge 8'3 x 15**

Double glazed window to front, laminate flooring, spotlights, single radiator, power points.

**Kitchen 9'9 x 8'11**

Double glazed window to rear, lino, range of wall and base units, sink and drainer unit, space for fridge / freezer, electric oven and hob, chimney style extractor fan, plumbed for washing machine and dishwasher, single radiator, power points.



**Bathroom 7'5 x 5'9**

Double glazed opaque window to rear, tiled floor, part tiled walls, single radiator, three piece bathroom suite comprising of panel enclosed bath with electric shower, low level WC and hand wash basin.

**Bedroom One 15 x 11'7**

Double glazed window to front, laminate, single radiator, power points

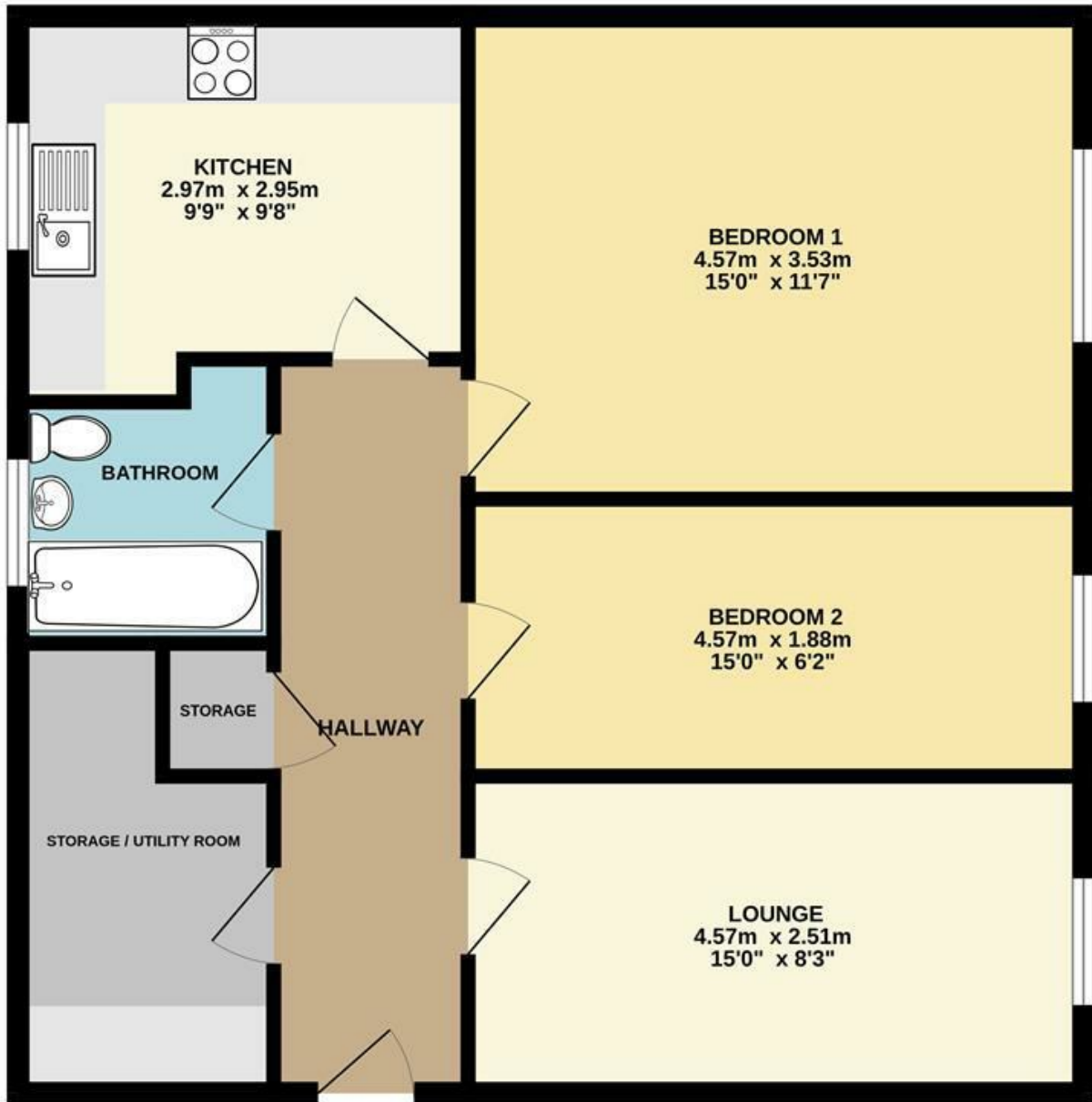
**Bedroom Two 15 x 6'2**

Double glazed window to front, laminate, single radiator, power points

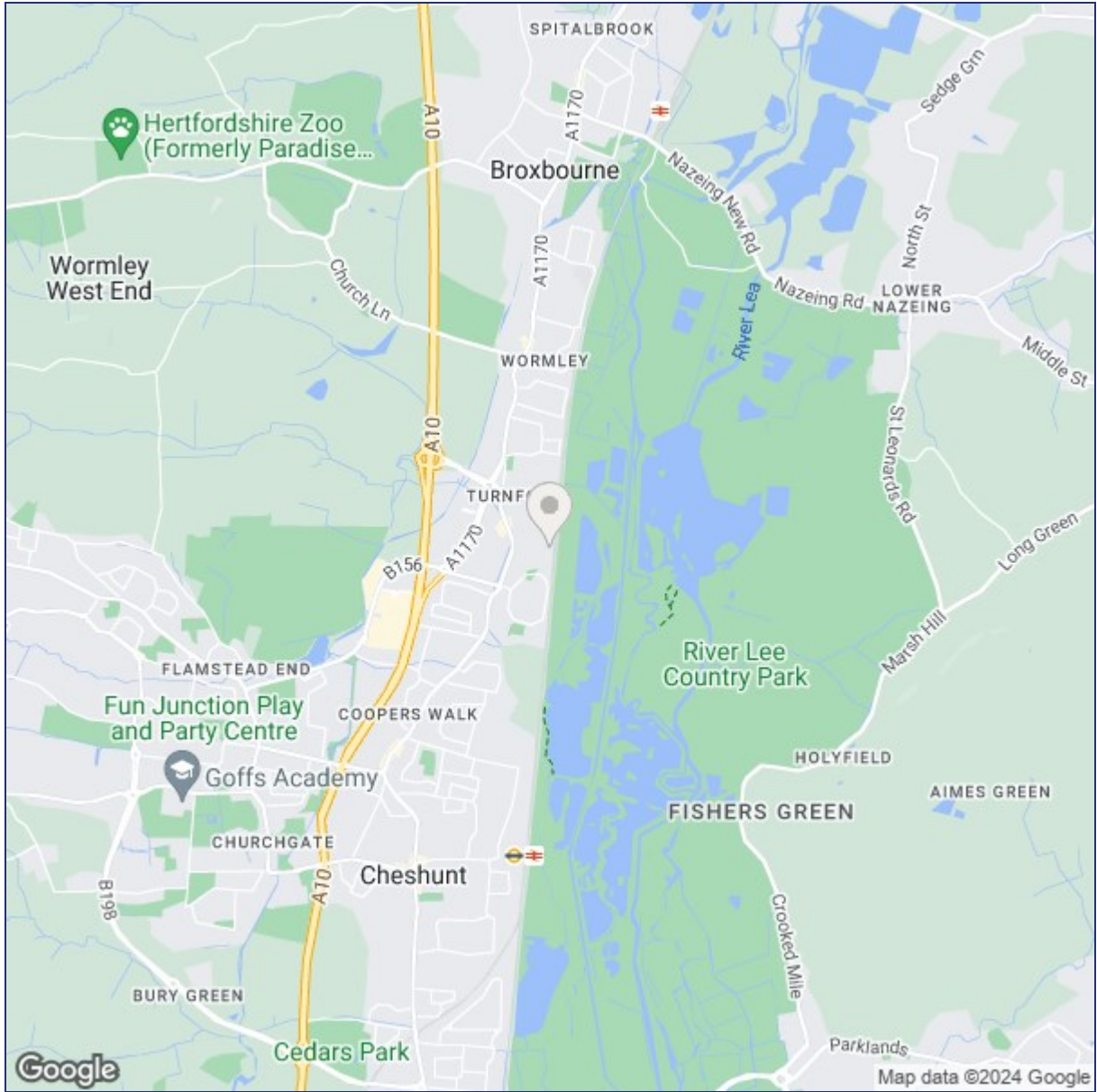
**Utility / Storage Room 9'4 x 5'9**



# GROUND FLOOR



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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>

("These details are correct at time of going to press").

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.

