



Coppergate Court, Farthingale Lane, Waltham Abbey

Price Range £240,000

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MILLERS
ESTATE AGENTS

***PRICE RANGE £240,000 - £255,000* NO ONWARD CHAIN * FIRST FLOOR MAISONETTE * TWO BEDROOMS * TWO ALLOCATED PARKING SPACES * DOUBLE GLAZED * ELECTRIC HEATING * COMMUNAL GARDENS ***

Welcome to Coppergate Court, located on the charming Farthingale Lane in the historic town of Waltham Abbey. This delightful first-floor maisonette boasts a cozy reception room, perfect for relaxing or entertaining guests. With two bedrooms, this property offers ample space for a small family, a couple, or even as a peaceful retreat for an individual.

The two bedrooms provide flexibility for various needs, whether it be a guest room, home office, or a peaceful sanctuary for relaxation. One of the standout features of this property is the two allocated parking spaces, ensuring convenience and peace of mind for residents with vehicles. The absence of an onward chain simplifies the buying process, allowing for a smoother transition for the new owners.

Situated in a prime location, residents of Coppergate Court can enjoy the tranquillity of Waltham Abbey while still being within easy reach of local amenities and transport links. With no stamp duty for first-time buyers, this property presents an excellent opportunity to step onto the property ladder without the additional financial burden.

Don't miss out on the chance to own this charming maisonette in Waltham Abbey. Contact us today to arrange a viewing and take the first step towards making this property your new home.

Coppergate Court is closely situated to the Historical Market Town of Waltham Abbey, yet is within walking distance to arable farmland, parts of Epping Forest and open countryside. The Abbey, Epping & Loughton are all a short drive away with vibrant high streets offering an array of shops, restaurants, salons, bars and supermarkets. Epping & Theydon Bois have access to the Central Line serving London. In addition, J26 of the M25 is a short drive away.





GROUND FLOOR

Entrance Hall

FIRST FLOOR

Landing

Living Room

17'0" x 9'7" (5.18m x 2.92m)

Kitchen

8'0" x 7'10" (2.44m x 2.40m)

Bedroom One

7'10" x 13'4" (2.40m x 4.06m)

Bedroom Two

8'10" x 8'11" (2.68m x 2.71m)

Bathroom (max)

8'5" x 5'6" (2.59m x 1.68m)

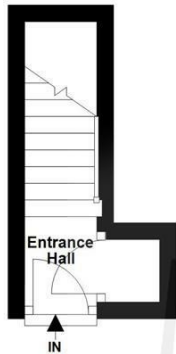
EXTERNAL AREA

Communal Garden

Allocated Parking x2

Ground Floor

Approx. 3.5 sq. metres (37.2 sq. feet)

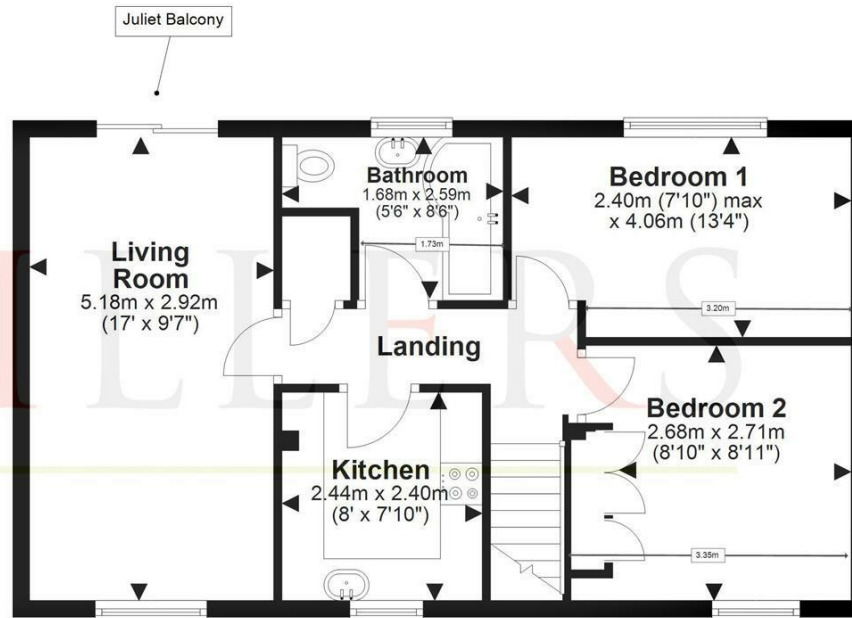


Floor Plan Key

- Restricted height
Measured from 1.5m height
- Room indication of where
measurements are taken from
- Property main entry
- Chimney breast & Fireplace
- Sky light/elevated window

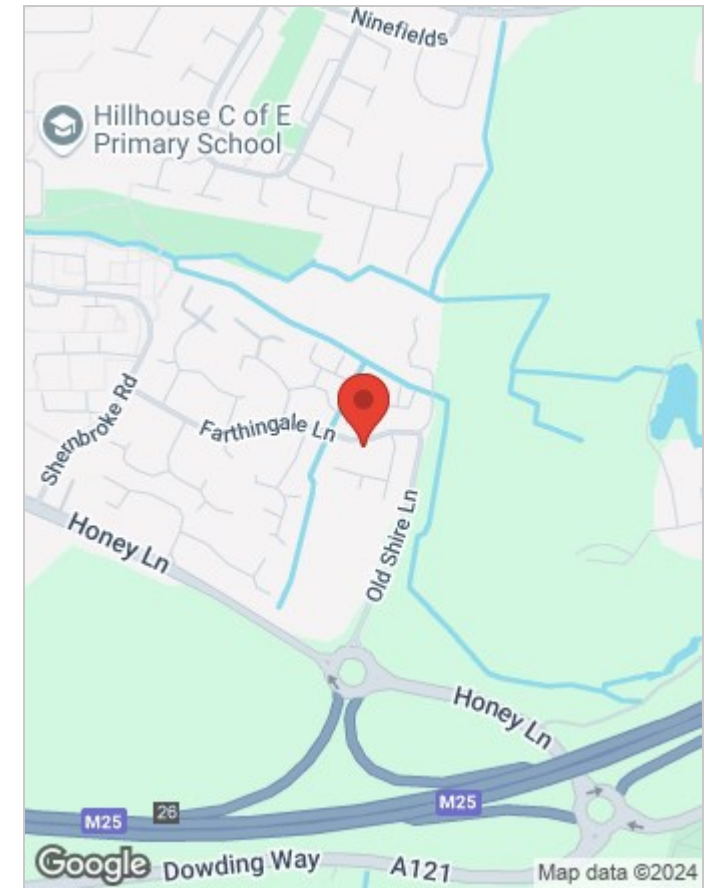
First Floor

Approx. 53.2 sq. metres (572.4 sq. feet)



Total area: approx. 56.6 sq. metres (609.6 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage
Plan produced using PlanUp.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	74	England & Wales
		59	EU Directive 2002/91/EC

Viewing

Please contact our Millers Office on 01992 560555

if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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