

Buy. Sell. Rent. Let.



Greengables, New Waltham



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When it comes to
property it must be


lovelle



£55,000



Welcome to a lucrative investment opportunity in the heart of New Waltham! We are delighted to present a promising prospect for investors - a spacious one-bedroom first-floor flat with immense potential.

Key Features

- FIRST FLOOR FLAT
- JUST OFF GREENLANDS AVENUE
- SPACIOUS LOUNGE
- KITCHEN
- DOUBLE BEDROOM
- BATHROOM
- NO CHAIN
- EPC rating E
- Tenure: Leasehold



Welcome to a lucrative investment opportunity in the heart of New Waltham! We are delighted to present a promising prospect for investors - a spacious one-bedroom first-floor flat with immense potential. Positioned in a highly sought-after area just off Greenlands Avenue, this property is a diamond in the rough, awaiting your expert touch to transform it into a gem.

As you step into the property, you'll be greeted by a communal entrance and hallway. The flat offers its own entrance hall with a handy storage cupboard. The well-proportioned lounge, offers a generous space with dual views to the side and rear. There is a fitted kitchen, a double bedroom and bathroom with a three piece suite. The property also benefits from electric heating and sealed unit glazing.

This enticing opportunity comes with the added benefit of no chain, streamlining the acquisition process for potential buyers. Whether you're a seasoned investor or someone looking to embark on their property journey, this flat promises potential returns.

Entrance Hall

2.07m x 1.57m (6'10" x 5'2")

Lounge

4.72m x 3.46m (15'6" x 11'5")

Kitchen

3.02m x 1.82m (9'11" x 6'0")

Bedroom

3.98m x 3.02m (13'1" x 9'11")

Bathroom

2.78m x 1.57m (9'1" x 5'2")

Council Tax

The Council Tax Band for this property is A. This information was obtained in January 2024 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation. Additionally, there may be circumstances when the Council Tax can be altered on change of ownership. All interested parties are advised to make their own enquiries. See www.gov.uk/council-tax-bands

Services

We have not tested any heating systems, fixtures, appliances or services.

Mortgage and Solicitors

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01472 812250.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to Make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

Energy Performance Information

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Note

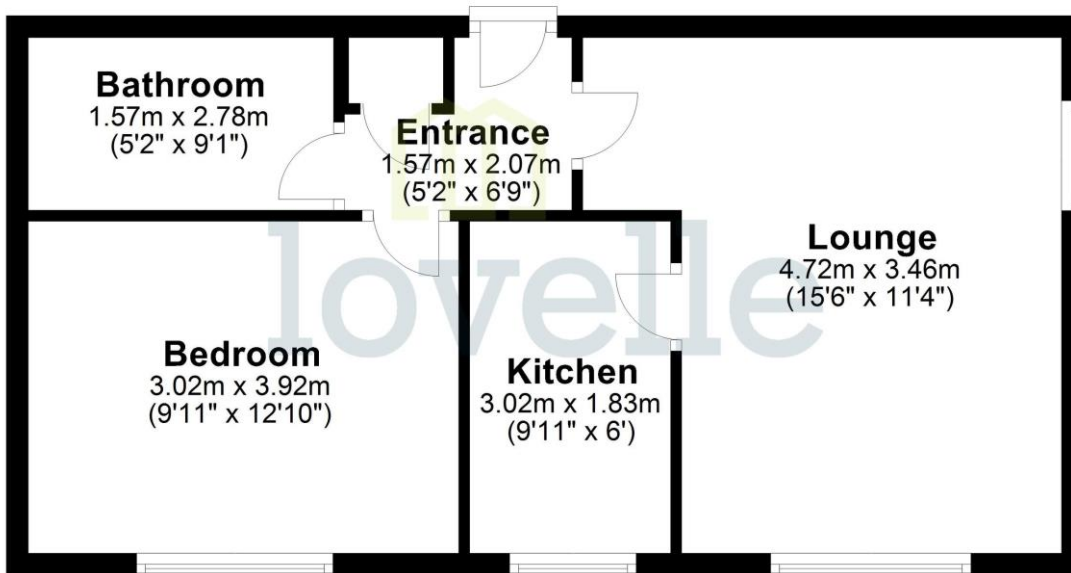
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

First Floor Flat



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