



- GROUND FLOOR FLAT
- ONE BEDROOM
- LOUNGE
- FITTED KITCHEN

Sewardstone Road, Waltham Abbey, EN9 1PQ

PRICE: £195,000 LEASEHOLD

Being offered chain free an opportunity to purchase this one bedroom ground floor flat benefiting from an extended lease and situated in the heart of the town centre. Modern kitchen and bathroom. The property would make a suitable first time/investment purchase.



Property Description

Situated within the heart of the town centre and ideally located for Sun Street with its array of shops and eateries and the historic Market Square with its bi-weekly market.

The picturesque Abbey Gardens and Townmead are close by for those recreational activities.

Waltham Cross mainline BR station is within a short drive for direct access into central London,

This one bedroom flat with a modern kitchen and bathroom would be ideal for those requiring ground floor accommodation for ease of access to shops and local amenities.

Benefiting from an extended lease with no annual ground rent, making the property a viable first time/investment purchase.

Communal parking complete this property.



HALLWAY

17' 11" x 2' 11" (5.46m x 0.89m)

LOUNGE

13' 7 Max" x 13' 4" (4.14m x 4.06m)

KITCHEN

10' 00" x 6' 7" (3.05m x 2.01m)

BEDROOM

11' 7" x 7' 7" (3.53m x 2.31m)

BATHROOM

6' 00" x 5' 4" (1.83m x 1.63m)

COMMUNAL PARKING

CHARGES

Tenure -Leasehold - 166 Years unexpired



Service Charge - £110 PCM

Ground Rent Nil

Council Tax - Epping Forest District Council Band A

UTILITIES AND SUPPLIERS

Electricity - Mains - Octopus Energy

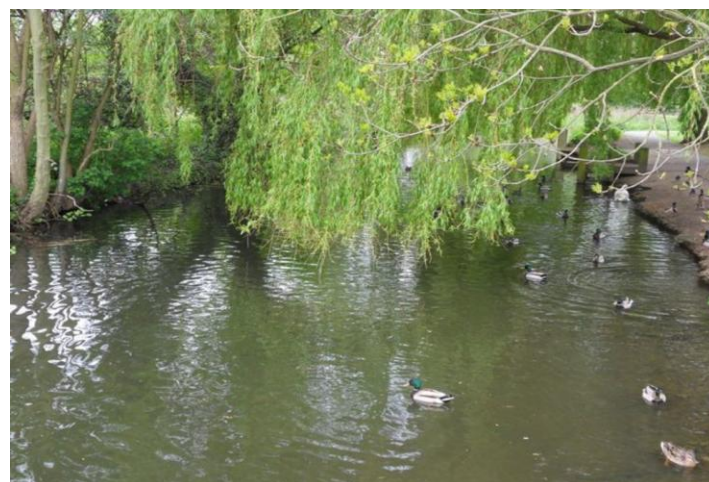
Water - Mains - Thames Water

Sewage - Mains - Thames Water

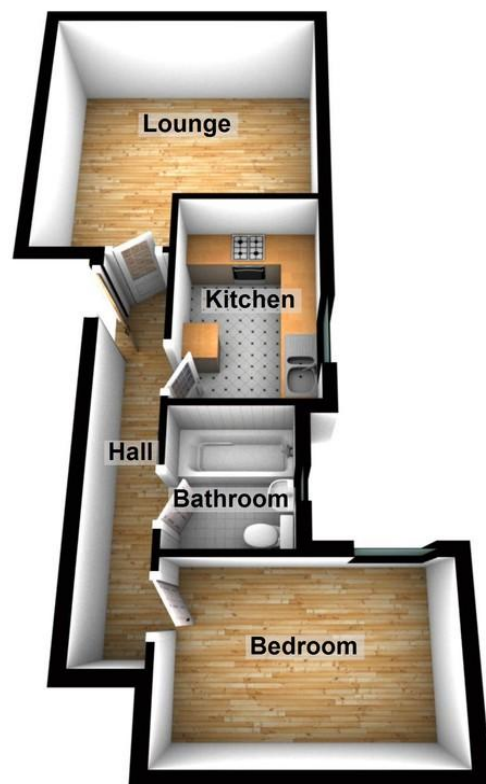
Heating - Gas Central Heating

Broadband - Various providers available

Mobile Signal and Coverage Vodafone Three EE O2



Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	74 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements