



TOTAL FLOOR AREA: 678sq ft (63.0 sq m) approx.
 While every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information only and should not be used as a basis for any purchase or other agreement. The actual dimensions and appearance may vary from the information and the plan shown. No liability is accepted for any error or omission. (See also the disclaimer on the back of this plan.)

Council: Epping Forest | Council Tax Band: C | Floor Area: 678.00 sq ft

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Pinnacles, Waltham Abbey, EN9 1TG
 Asking Price £315,000 Leasehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Request a Viewing: **0208 504 2222** Email: **buckhursthill@wearechurchills.co.uk**



This delightful first-floor maisonette offers a perfect blend of comfort and convenience. The maisonette comes with a remarkable 900+ year lease and low annual maintenance fees, making it an attractive option for both first-time buyers and investors alike. The property features two generously sized double bedrooms, each equipped with built-in wardrobes, providing ample storage space. The large living/dining room is ideal for both relaxation and entertaining, while the spacious fitted kitchen, adorned with dual aspect windows, invites plenty of natural light, creating a warm and welcoming atmosphere. One of the standout features of this maisonette is the potential for a loft extension, subject to planning permission, allowing you to tailor the space to your needs. Externally, the property boasts its own garden, perfect for enjoying the outdoors, as well as a garage en bloc for secure parking. Street parking is also available, adding to the convenience of this lovely home. This property is ideally located just 0.9 miles from a Tesco superstore, making grocery shopping a breeze. For those with families, both primary and secondary schools are nearby, along with various gyms for fitness enthusiasts.

