

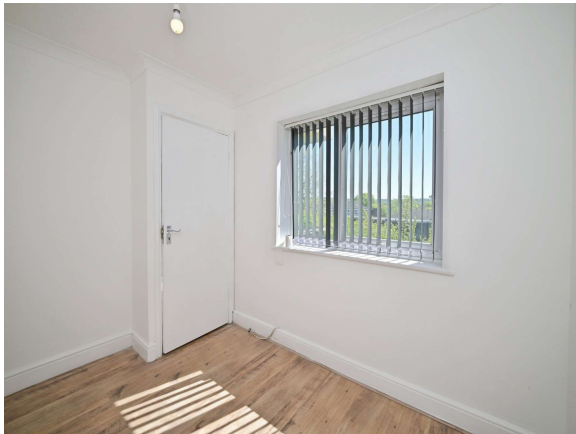


**Shelley Court, Waltham Abbey EN9 3JG**

**welcome to**

**Shelley Court, Waltham Abbey**

William H Brown are delighted to bring to the market this lovely one/two bedroom flat with lovely views from its own private balcony. An early viewing is a must!



**Accommodation Comprises Of:  
Entrance Hall**

Laminate flooring, radiator, storage cupboard.

**Lounge**

12' 8" x 8' 7" ( 3.86m x 2.62m )

Laminate flooring, radiator.

**Dining Room**

10' 4" x 7' 10" ( 3.15m x 2.39m )

Double glazed window to rear aspect, laminate flooring, radiator.

**Kitchen**

6' 9" x 6' 8" ( 2.06m x 2.03m )

Double glazed window to side aspect, tiled walls, vinyl flooring, a range of wall and base units with complimenting worktops, space for fridge freezer.

**Bedroom 1**

9' 1" x 8' 10" ( 2.77m x 2.69m )

Double glazed window to front aspect, laminate flooring, radiator, fitted wardrobe.

**Bathroom**

part tiled walls, radiator, tiled flooring, paneled bath, double glazed window to side aspect.



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welcome to

## Shelley Court, Waltham Abbey

- Balcony
- One/two bedrooms
- Living room
- Allocated parking
- Popular location

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1560.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £215,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BRX109769 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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