

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Osprey Road, EN9 3RZ



Asking Price £265,000 Leasehold



Kings Group Waltham Abbey present this two bedroom first floor flat to the market. The property comprises an entrance hallway, open plan living room and kitchen with base and eye level units, roll top work surfaces and integrated appliances, and a partially tiled family bathroom with a white three piece suite. The property benefits from double glazing, gas central heating, allocated parking, and additional visitor bays.

The property is located a short distance from Junction 26 of the M25 and approximately 10 minutes from Waltham Cross British Rail station, providing commuter access. The development includes communal grounds. Waltham Abbey town centre, including the market square and Sun Street amenities, is within a short drive.

The property has been recently renovated and is suitable for first time buyers or investors. Viewings are recommended. Call 01992 652 006 to arrange an appointment!!!

Coverage
Mobile (based on calls indoors)
O2 - Good
EE - Good
Three - Good
Vodafone - Average

Broadband (estimated speeds)
Standard 3 mbps
Superfast 89 mbps
Ultrafast 1000 mbps

Satellite & Cable TV Availability
BT
Sky
Virgin

HALL

LIVING ROOM 9'10 x 16'4

KITCHEN 8'5 x 10'2

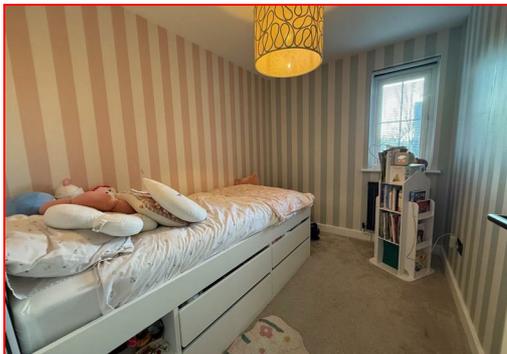
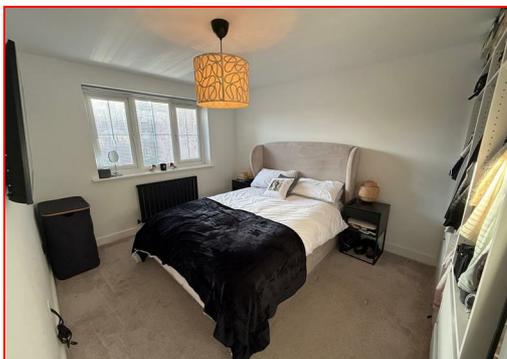
BEDROOM 10'3 x 12'6

BEDROOM 7'11 x 9'5

BATHROOM 6'11 x 5'8

DISCLAIMER

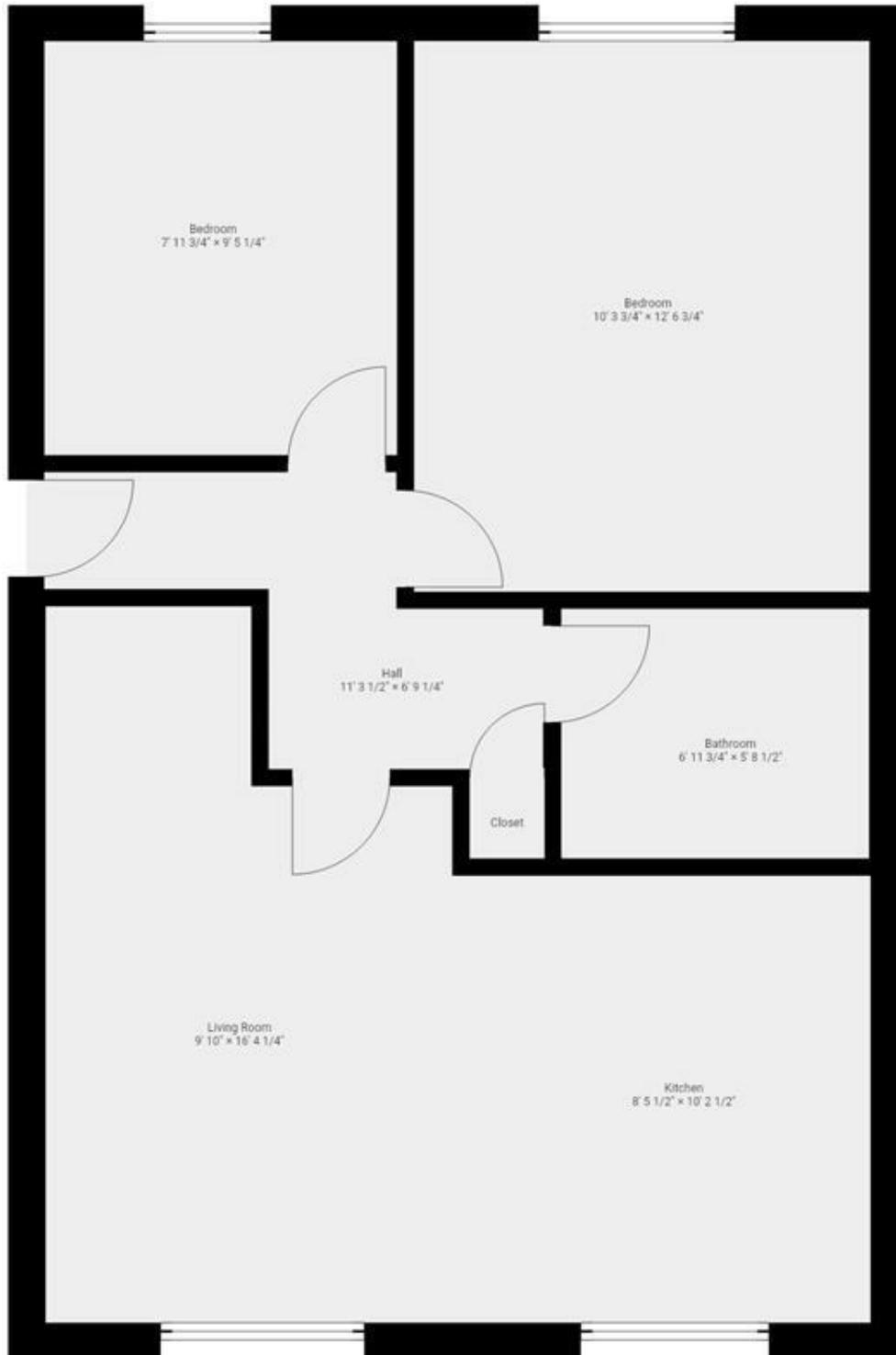
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.
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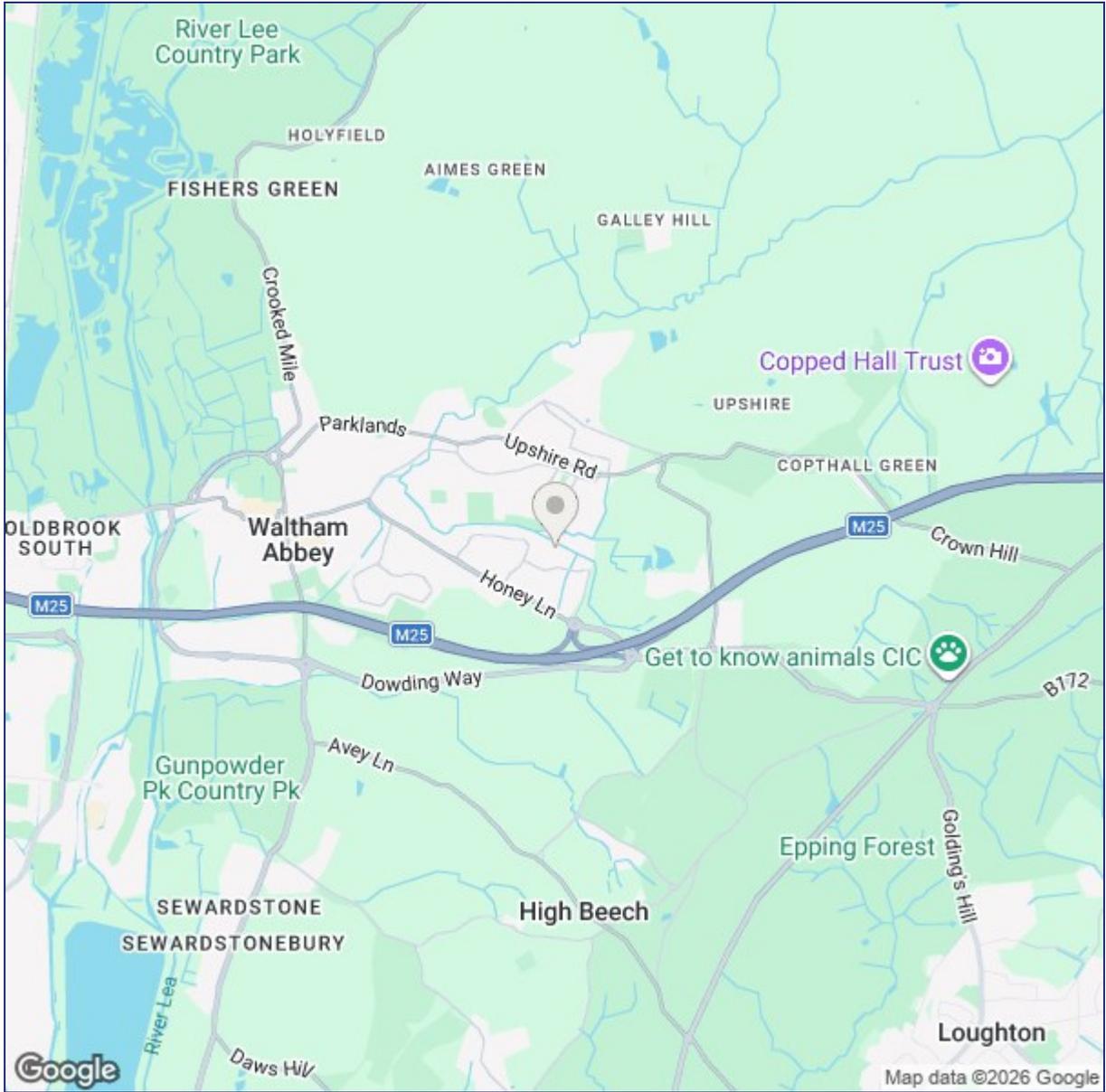


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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) 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
		75	78
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

("These details are correct at time of going to press").

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