

KEY FEATURES:

- *Chain free
- *Two bedrooms
- *First floor
- *Large lounge/diner
- *Balcony
- *Allocated off street parking

Vendor advises:

Lease = 91 years
Service charge including ground rent = £1,400 pa

Entrance:

Entryphone system to communal entrance, stairs to first floor, front door to hall

Hallway:

Laminate flooring, entryphone, storage cupboard

Reception/Diner: 17' 1" x 14' 4" (5.20m x 4.37m):
narrowing to 14' 2" (4.31m): Laminate flooring, double glazed window to side aspect, 2 x double glazed windows to rear aspect, double doors opening to balcony overlooking communal gardens; archway to kitchen

Kitchen: 10' 6" x 7' 2" (3.20m x 2.18m):
Fitted wall and base units, tiled splashbacks, integrated oven and hob, extractor, plumbed for washing machine, space for fridge/freezer, sink/drainer, storage cupboard, double glazed window to rear aspect

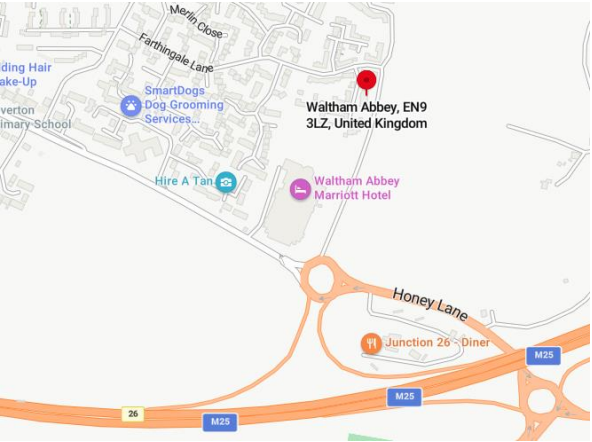
Bedroom 1: 13' 7" x 11' 6" (4.14m x 3.50m):
Double glazed window to front aspect

Bedroom 2: 9' 1" x 6' 7" (2.77m x 2.01m):
Double glazed window to front aspect

Shower Room 7' 2" x 6' 7" (2.18m x 2.01m):
Shower, wc, hand wash basin, towel radiator, partly tiled walls, tiled floor, extractor fan

Parking:
1 x allocated off street parking space

Communal gardens



A Bit about Waltham Abbey

Borough : Epping Forest District Council
County : Essex

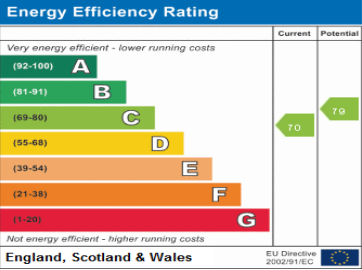
Waltham Abbey
Situating in the south west of Essex, Waltham Abbey is north of London between the River Lea and Epping Forest. The leafy and hilly surroundings enhance the village feel. A vast array of character period properties are progressively combined with modern high specification developments.

With its diverse independent retailers and high street stores accompanied with good schools and parks this vibrant location ensures Waltham Abbey remains a desirable place to reside.

TRANSPORT
Served by Waltham Cross' British Rail Station and the London underground located in nearby Epping both providing links to Central London. The town is also located on the M25 junction allowing further easy commuter access.

SHOPPING AND LEISURE
A diverse selection of shops, restaurants, bars and cafés accompanied with sport facilities and recreational grounds surround the local area.

DIRECTIONS
If you are visiting the office by car you will find parking outside. We are located opposite the town Hall and in front of the historic Abbey



PRICED TO SELL
Castles are delighted to market this chain free well presented two bedroom first floor apartment with a balcony. Providing ample living space with benefits that include a large lounge/diner, modern kitchen and shower room and allocated off street parking. Situated on this popular development with commuter access including the M25/M11 junctions.

Ashtree Court
EN9

£230,000 L/H

