8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net

Roundhills, EN9 1UQ







£285,000 Leasehold











Kings Group are pleased to present this two-bedroom flat in Roundhills, Waltham Abbey. The property offers approximately 678 sq ft of living space and benefits from parking for one vehicle.

Inside, there is a spacious reception room, a fitted kitchen, two well-proportioned bedrooms and a modern bathroom.

The flat is close to the Roundhills shops, local bus stops and Leverton Primary School. Waltham Abbey town centre offers more shops and cafés, along with the open space of Abbey Gardens. For those travelling by car, Junction 26 of the M25 is nearby.

To arrange a viewing, please call Kings Group on 01992 652 006.

HALLWAY

LIVING ROOM 16'06 x 12'05

KITCHEN 10'03 x 9'40

BEDROOM ONE 17'9 x 8'8

BEDROOM TWO 11'5 x 9'11

BATHROOM 5'09 x 7'5

GARAGE

STORAGE

DISCLAIMER

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 will be no delay in agreeing the sale.
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.
6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.
7. This is to confirm that in some instances Ai maybe used to include furnishings and augmentation of images

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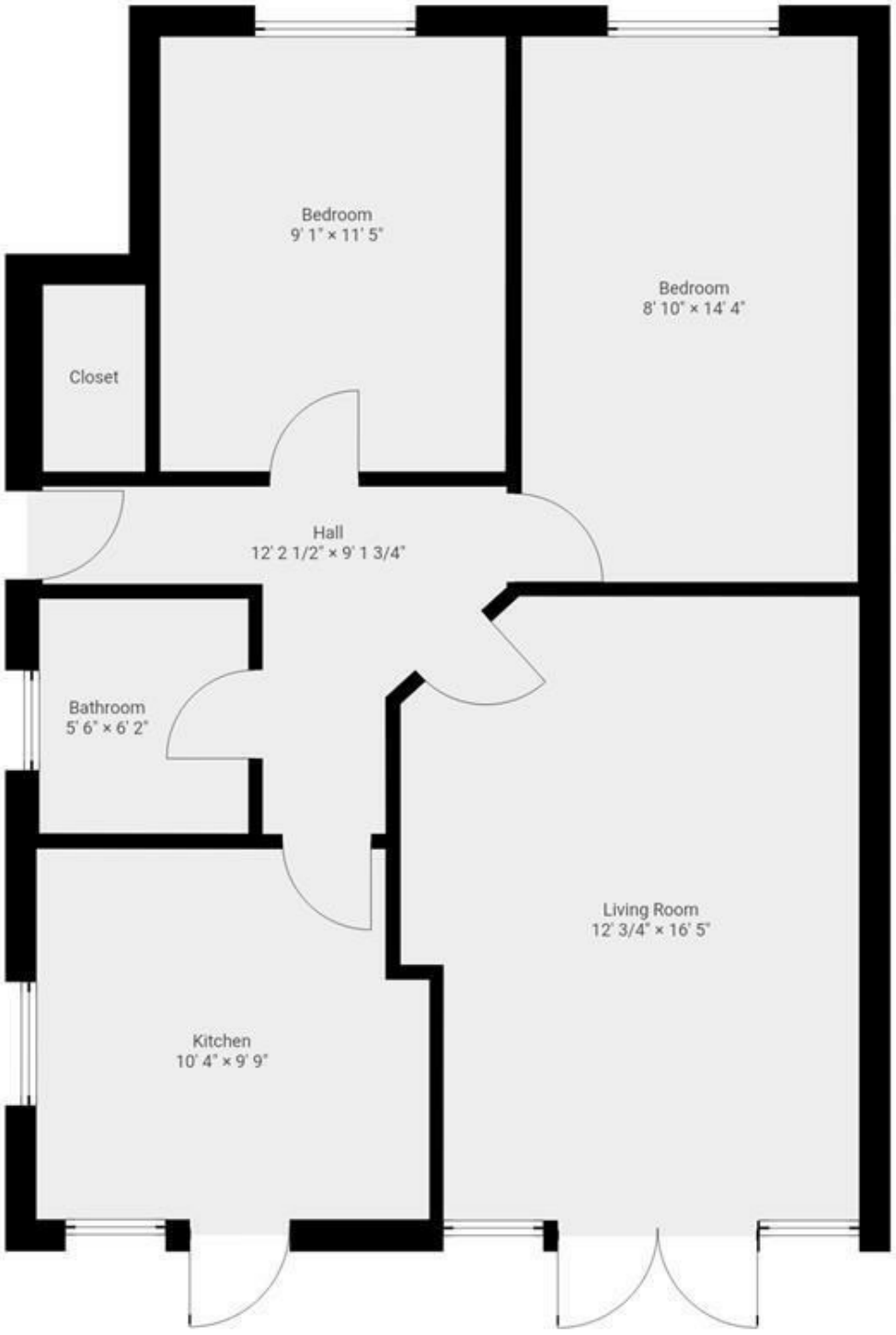

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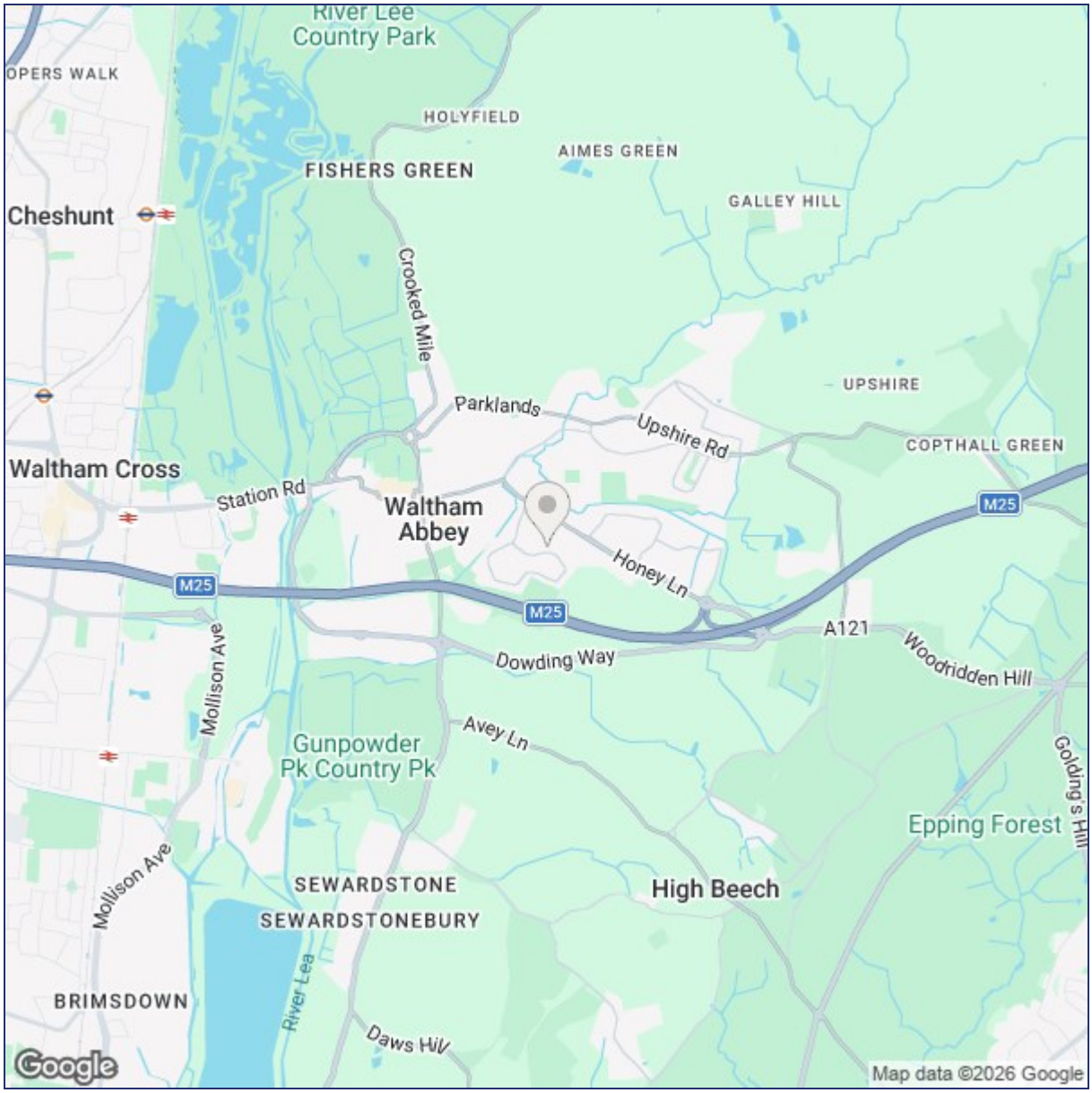

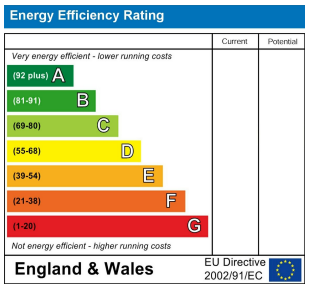

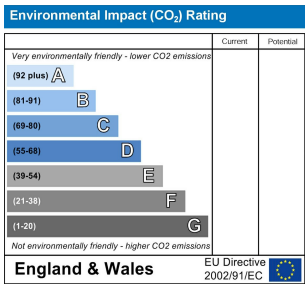

("These details are correct at time of going to press").

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