



- FIRST FLOOR STUDIO FLAT
- SEPERATE SLEEPING AREA
- LOUNGE
- KITCHEN

Howard Close, Waltham Abbey, EN9 1XB

PRICE: £135,000 LEASEHOLD

An opportunity for the investor to purchase this first floor studio flat with separate sleeping area situated on a modern development being within walking distance of the town centre and local amenities. Being offered CHAIN FREE.



## Property Description

Howard Close is a popular development being within walking distance of the town centre with its historic Market Square with an assortment of shops and eateries and bi-weekly market.

Junction 26 of the M25 motorway is within easy access, whilst Waltham Cross mainline BR station and Epping and Loughton underground stations are within driving distance for direct access into central London and beyond.

Larsens Park and the picturesque Abbey Gardens are within walking distance for those recreational activities. The property itself has been rented out for a number of years and would make an ideal investment for those looking to start/extend their portfolio.

The accommodation comprises an entrance hall with a built in cupboard, and provides access to the lounge and bathroom.

The lounge overlooks the front elevation with laminated flooring, and electric storage heater.

Additionally there is an entryphone.

The kitchen has range of fitted wall and base units with contrasting work surfaces and overlooks the front aspect.

A separate sleeping area with fitted wardrobes is accessed from the lounge.

A part tiled bathroom with a three piece suite complete the interior.



Externally there are communal parking areas and communal gardens.

Being offered chain free an internal viewing is strongly recommended.

**ENTRANCE LOBBY**

3' 7" x 3' 11" (1.09m x 1.19m)

**LOUNGE**

11' 11" x 10' 5" (3.63m x 3.18m)

**KITCHEN**

6' 10" x 6' 9" (2.08m x 2.06m)

**BEDROOM**

9' 2" x 6' 10" (2.79m x 2.08m)

**BATHROOM**

6' 7" x 5' 7" (2.01m x 1.7m)

**COMMUNAL PARKING**

**COMMUNAL GARDENS**

**CHARGES AND TENURE**

Council Tax Epping Forest District Council Band B

Tenure Leasehold 99 Years from 25th March 1990 (63 years unexpired)

**UTILITIES AND SUPPLIERS**

Electricity - Mains - EDF Energy

Water - Mains - Thames Water

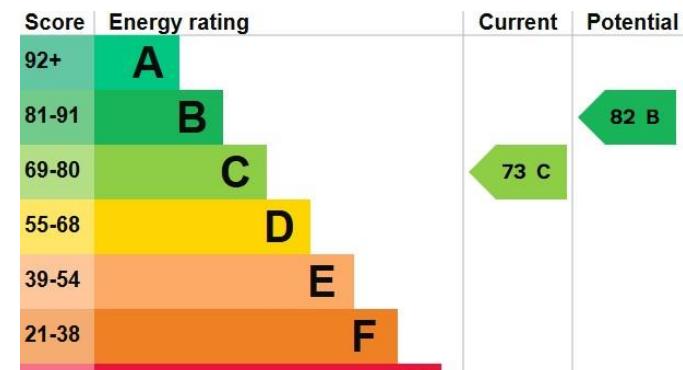
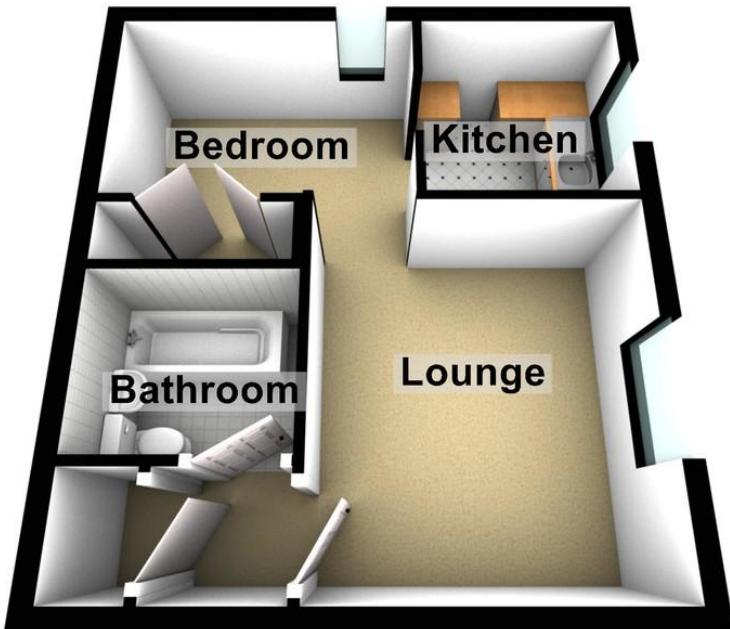
Sewage - Mains - Thames Water

Heating - Electric Storage Heating

Broadband - Property is vacant, various providers available

Mobile Signal and coverage Vodafone Three EE O2

## First Floor



25 Market Square, Waltham Abbey,  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements