

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

T: 01992 652006
www.kings-group.net



Quaker Lane, EN9 1HR



Offers In Excess Of £125,000 Leasehold

*** NEW 99 YEAR LEASE ***

Kings Group Waltham Abbey offers this one-bedroom retirement property for sale. It is designed for those looking for a quiet and convenient home in a well-connected location.

The entrance leads to a hallway with built-in storage, providing space for coats, shoes, or household items. The living room (12'11" x 10'1") offers enough room for seating and a dining area. A large window allows natural light to enter, creating a bright and welcoming space.

The kitchen is fitted with eye-level units and tiled splashbacks, making it practical and easy to maintain. There is enough storage and counter space for daily cooking needs.

The double bedroom is well-sized and includes built-in storage, helping to keep the space organised. It can accommodate a bed, bedside tables, and a wardrobe.

The bathroom has a three-piece suite, including a toilet, sink, and bathtub. The layout makes it easy to use while keeping everything within reach.

This property is in a good location, just a short walk from Waltham Abbey's market town centre. The town offers shops, supermarkets, cafes, and other essential services. The property also has ample parking and is just a minute's walk from a bus stop, providing easy access to surrounding areas.

LEASEHOLD: 99 YEARS
Council Tax Band: B
Energy Rating: C

For more details or to arrange a viewing, contact Kings Group Waltham Abbey.

Call 01992 652 006 to arrange your viewing and avoid disappointment.

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

Broadband (estimated speeds)
Standard 7 mbps
Superfast 98 mbps
Ultrafast -

Satellite & Cable TV Availability
BT
Sky

HALL 12'01 x 6'05

BEDROOM 13'06 x 8'09

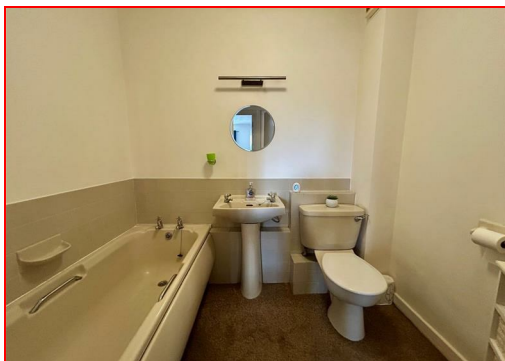
LIVING ROOM 12'11 x 10'01

KITCHEN 9'06 x 6'07

BATHROOM 7'04 x 5'06

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 WHATSOEVER IN RELATION TO THIS PROPERTY.



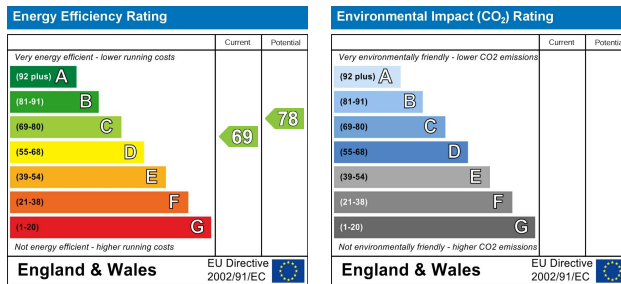
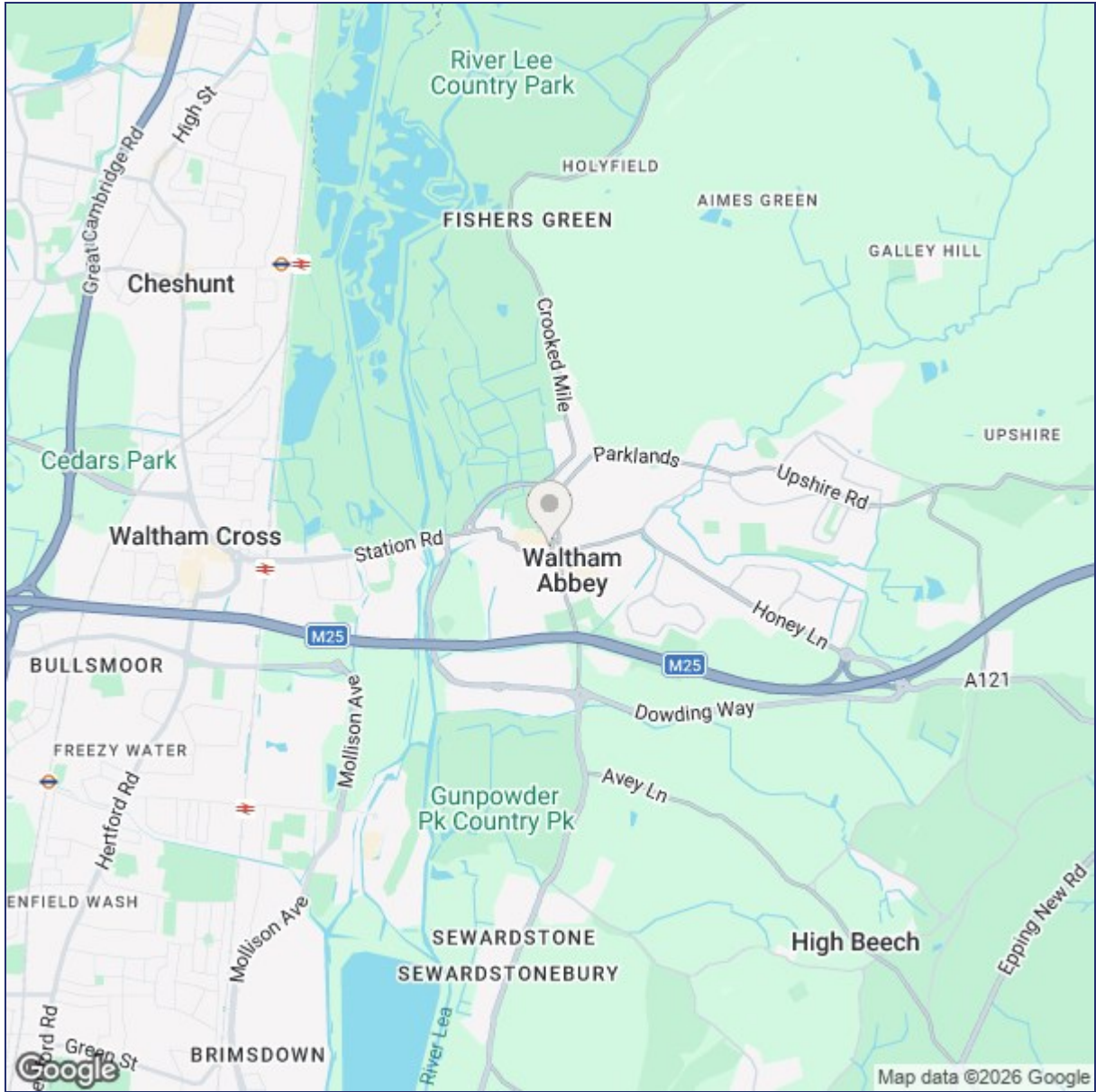


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(“These details are correct at time of going to press”).

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