

8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

T: 01992 652006  
www.kings-group.net



## Foxwood Chase, EN9 3YW



**Offers In Excess Of £250,000 Leasehold**



Kings group Waltham Abbey present a well-presented one-bedroom ground floor apartment located within the Meridian development, approximately a 10-minute walk from the centre of Waltham Abbey and its range of shops, services, and transport connections.

The accommodation includes an entrance hall leading to a living and dining room with a bay window that provides natural light and space for both seating and dining furniture. The kitchen is fitted with a range of base and wall units, offering practical storage and work surface space. The bedroom is of a generous size and includes built-in storage. A modern bathroom serves the property.

Additional features include allocated parking and access to local road and public transport links. The property is held on a long lease with approximately 972 years remaining.

Call today to arrange your viewing and avoid disappointment!

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

Broadband (estimated speeds)  
Standard 6 mbps  
Superfast 56 mbps  
Ultrafast -

Satellite & Cable TV Availability  
BT  
Sky

#### HALL

LIVING ROOM / DINER 13'0 x 15'1

KITCHEN 6'0 x 11'0

MASTER BEDROOM 11'0 x 11'0

#### BATHROOM

#### 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.

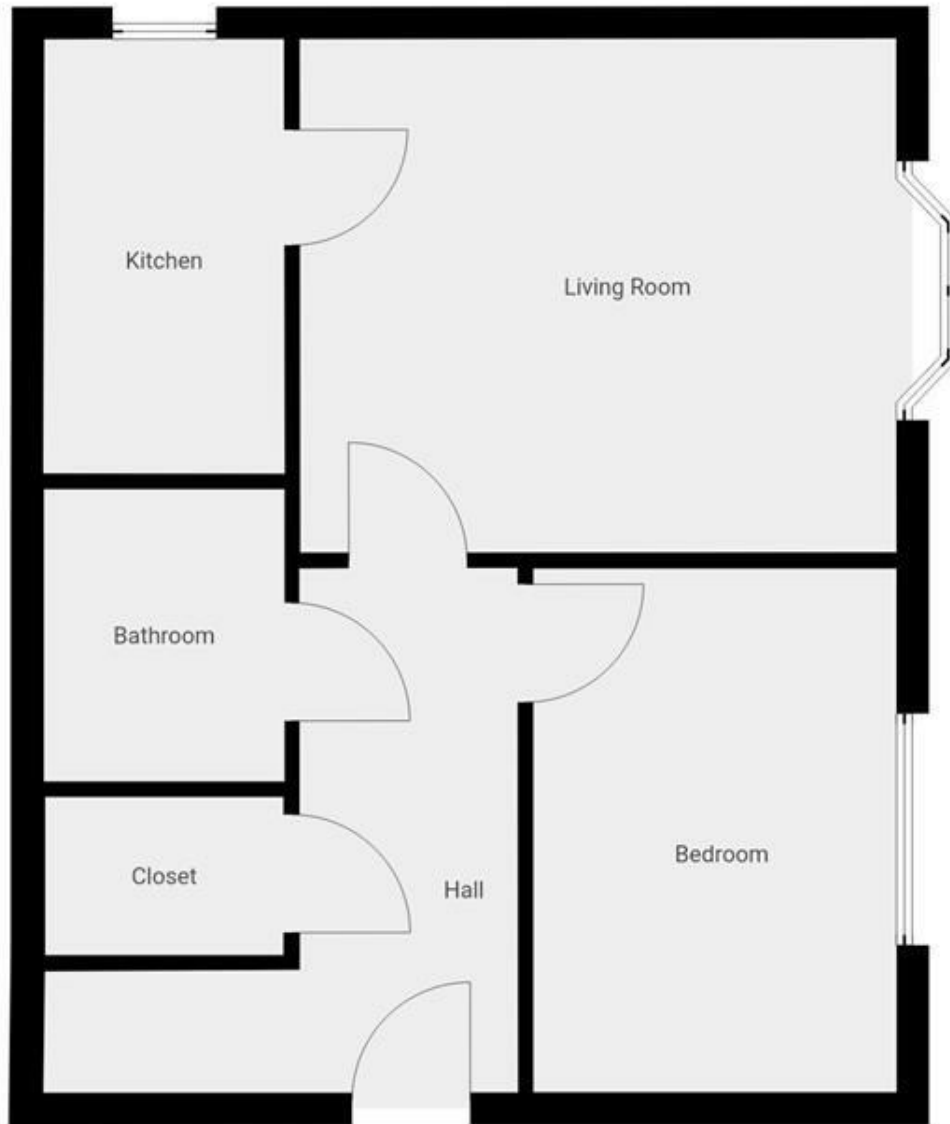
6. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



8A Sun Street, Waltham Abbey, Essex, EN9 1EE

T: 01992 652006  
www.kings-group.net



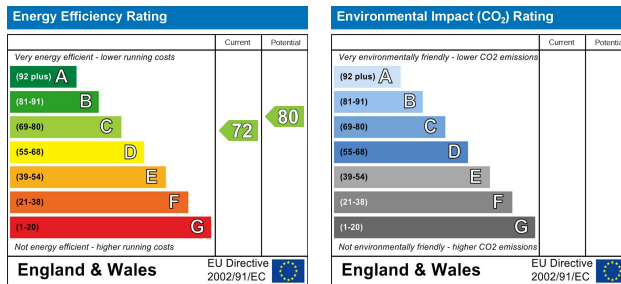


THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

8A Sun Street, Waltham Abbey, Essex, EN9 1EE

T: 01992 652006  
[www.kings-group.net](http://www.kings-group.net)





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

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on 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 or Surveyor.

