



- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- LOUNGE
- DINING AREA

### Howard Close, Waltham Abbey, EN9 1XB

PRICE: £250,000 LEASEHOLD

Being offered CHAIN FREE, an opportunity to purchase this spacious two double bedroom ground floor apartment being within walking distance of the town centre and local amenities. The property will have an EXTENDED LEASE on completion. An internal viewing is strongly advised.



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## Property Description

Howard Close is a modern development ideally located walking distance of our historic town centre and adjacent to the Tesco superstore development with GP surgeries and local shopping facilities. More comprehensive facilities are available in the charming 14th century town centre with its bi-weekly market and historic protected Abbey Church and gardens.

For the commuter there are local bus stops outside the development which offer a regular service into neighbouring towns for train services into London. Additionally junction 26 of the M25 with connections to the A10 and M11 is within a few minutes drive.

This particular property is situated on the ground floor of a small block of only six flats and benefits from full double glazing and electric storage heating. Additionally this property will benefit from an extended lease and would make an excellent first time buyer or investment purchase

The accommodation comprises an entrance hall with hand held entryphone handset and provides access to both bedrooms, bathroom and door leading to the spacious lounge with dining area with an arch providing access to the kitchen which is light and airy with a range of fitted white high gloss wall and base units and contrasting work surfaces, built in oven and hob, and laminated flooring to the lounge area.

The master bedroom has a dressing area with space for wardrobes leading through to the main bedroom area.

Bedroom two is generous size and benefits from a walk in cupboard.



A part tiled bathroom with a modern three piece suite complete this property.

Externally there are well maintained communal gardens and FREE RESIDENT PARKING on a first come first serve basis.

**FOR ROOM SIZES PLEASE REFER TO FLOORPLAN**

**FREE RESIDENT PARKING**

**TENURE AND CHARGES**

Council Tax Epping Forest District Council Band C

Tenure Leasehold - Extended lease will be granted on completion with approximately 152 Years unexpired

Service Charge £1740 Per Annum

Ground Rent £ 180 Per Annum

**UTILITIES AND SUPPLIERS**

Electricity - Mains - OVO Energy

Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Electric Storage Heating

Broadband - Various providers available

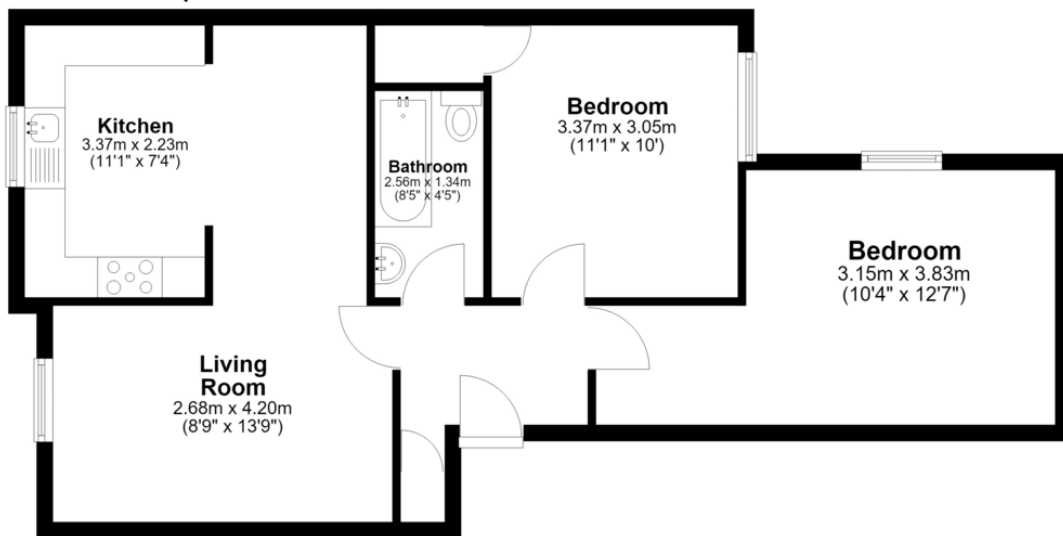
Mobile Signal - Vodafone Three EE O2





### Ground Floor

Approx. 63.2 sq. metres (680.8 sq. feet)



Total area: approx. 63.2 sq. metres (680.8 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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**Howard Close**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		

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