



King William Court, Kendall Road | Waltham Abbey | EN9 3XP | £1,250
Per Month



Shepherds
Property Sales & Lettings

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King William Court, Kendall Road | Waltham Abbey |

Council: Epping Forest Council Tax Band: C Rental Deposit: £1,442

Welcome to this charming one-bedroom apartment located in the desirable King William Court on Kendall Road, Waltham Abbey. This purpose-built flat, constructed in 2005, offers a comfortable living space of 480 square feet, making it an ideal choice for individuals or couples seeking a modern home.

As you enter the ground floor apartment, you will be greeted by a fresh and inviting atmosphere, thanks to the recent decoration throughout. The well-proportioned reception room provides a perfect space for relaxation or entertaining guests. The bedroom is spacious and offers a peaceful retreat, while the bathroom is conveniently located to serve both residents and visitors.

The property benefits from gas central heating, ensuring warmth and comfort during the colder months. Additionally, you will find gated parking available for one vehicle, a valuable feature in this bustling area.

King William Court boasts excellent access to major road links, making commuting and travel straightforward. Whether you are heading into London or exploring the beautiful surrounding countryside, this location offers the best of both worlds.

This delightful apartment is not only a practical choice but also a wonderful opportunity to enjoy modern living in a vibrant community. Do not miss the chance to make this lovely flat your new home.

- One Bedroom Apartment
- Gas Central Heating
- Easy Access to Road Links
- Ground Floor
- Gated Parking Area
- Available Now
- Fresh Decoration
- Fitted Wardrobes
- Kitchen Appliances Included





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DEPOSIT & PERMITTED CHARGES INFORMATION

Pre - Tenancy Holding Deposit = to 1 Weeks Rent

Other Tenant Costs

- Dilapidation deposit = to 5 Weeks Rent (if under 50,000 per annum) = to 6 weeks Rent (50,001+ per annum)
 - Changes to Tenancy term, person/s names/ additions or any other amendment £50.00 inc vat per change
 - Early Termination/ Early Surrender of Contract Price on application *additional inventory cost could apply (to be advised)
 - Late Payment of Rent/Arrears Charged at 3% above Bank of England BASE RATE * terms apply regarding when charged
 - Key/ Fob/ Alarm Control Replacements. Cost of item + any additional agent / third party reasonable costs - charged at £15.00 inc vat per hour, if applicable
- Prices are subject to change.

King William Court, Kendall Road



Parking Space

Rooms:

Communal
Entrance Door

Communal
Hallway

Entrance Door

Entrance Hall
6'8 x 3'8 (2.03m x
1.12m)

Storage Cupboard

Living Room
15'9 x 11'4
(4.80m x 3.45m)

Kitchen
11'9 x 6'5 (3.58m
x 1.96m)

Bedroom One
12'1 x 10'9
(3.68m x 3.28m)

Bathroom
7'1 x 6'5 (2.16m x
1.96m)

Airing Cupboard

Exterior

Gated
Development

Allocated Parking
Space

Deposit &
Permitted
Charges

This floor plan is for guidance only and may not be accurate. Shepherds Estate Agents have added furnishings as a visual guide and will not be included in any contract. This floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd

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The Property
Ombudsman



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