

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

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Howard Close, EN9 1XB



£160,000 Leasehold



CHAIN FREE

Kings Group Waltham Abbey are pleased to offer this one-bedroom second floor flat situated within the popular Howard Close development. Available with no onward chain, the property presents an excellent opportunity for first-time buyers, investors, or those looking to downsize.

The accommodation extends to approximately 333 sq ft and comprises an entrance hallway leading to a reception room, providing space for both living and dining furniture. The separate bedroom offers comfortable accommodation with space for essential furnishings, while the kitchen is fitted with a range of base and eye-level units, complemented by roll-top work surfaces and tiled splashbacks. The bathroom is partially tiled and fitted with a white three-piece suite. The layout has been designed to make efficient use of the available space, creating a functional and easy-to-maintain home.

The property benefits from a well-established residential setting and offers convenient access to a range of local amenities and transport connections.

Location:

Howard Close is situated within easy reach of Waltham Abbey's town centre, offering a variety of shops, cafés, restaurants, and everyday amenities. Residents can also enjoy nearby parks and open spaces, while transport links provide access to surrounding towns, the M25, and rail services from nearby stations, making the area well connected for commuters and leisure travel alike.

Call Kings Group today to arrange your viewing and avoid disappointment!

HALL

LIVING ROOM 14'1 x 8'10

KITCHEN 8'1 x 5'6

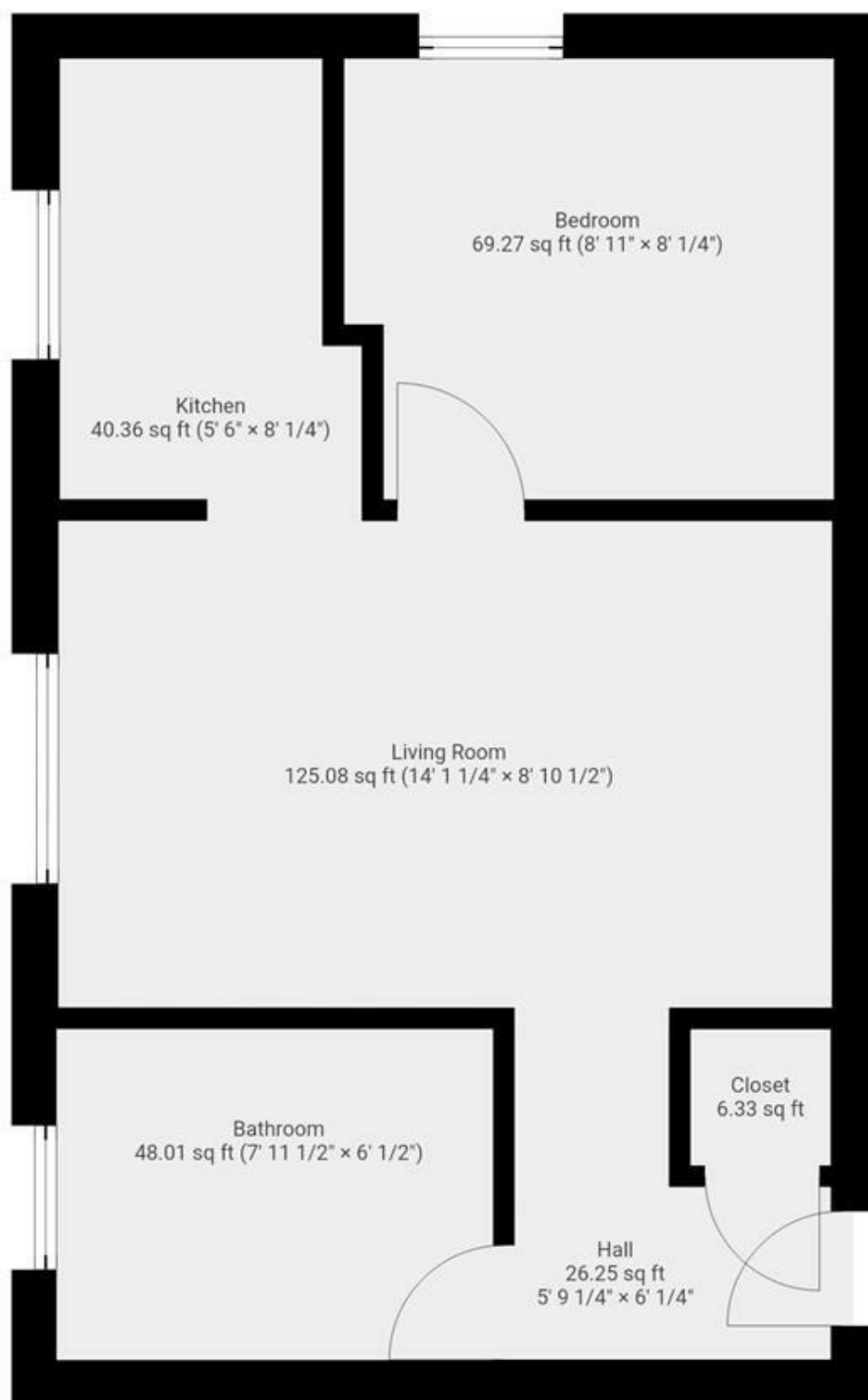
BEDROOM 8'11 x 8'1

BATHROOM 7'11 x 6'0

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
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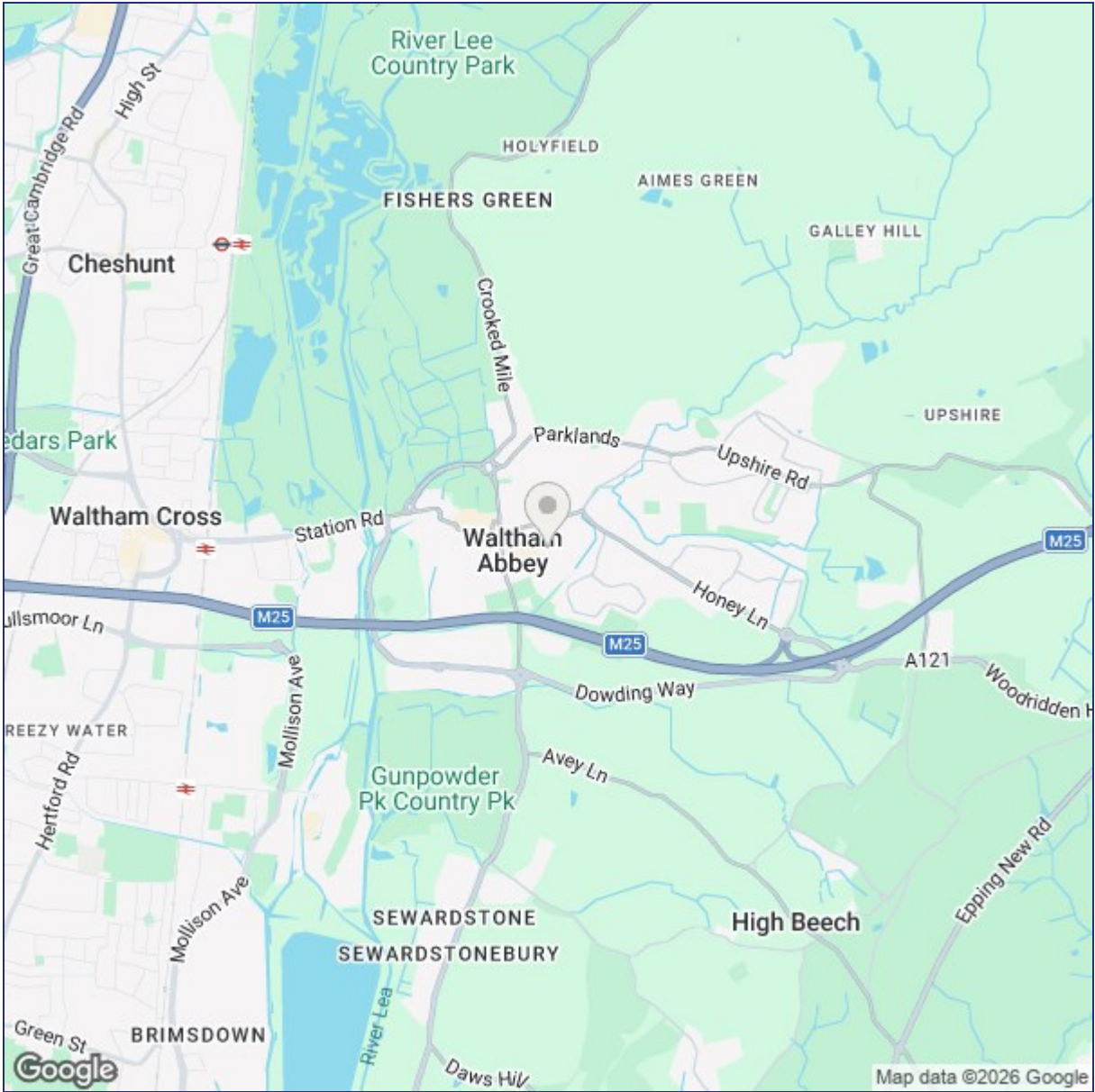


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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

("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.

