

- CANAL SIDE APARTMENT
- TOP FLOOR
- PERSONAL BALCONY
- TWO BEDROOMS

Dock House, Hazlemere Marina, Waltham Abbey, EN9 1FJ

PRICE: £355,000 LEASEHOLD

EXCITING OPPORTUNITY to purchase this stunning CANAL SIDE top floor apartment with personal South facing balcony with breath-taking views over the marina. 10 minute walk to Waltham Cross BR station. CHAIN FREE. Too many features to mention. Early viewing absolutely essential.



Property Description

Superb location with this luxury two bedroom top floor apartment with personal South facing balcony which looks out over the newly developed Hazelmere Marina. The property is set adjacent to the River Lea with easy access to the tow-path.

Waltham Cross BR station is an easy 10 minute walk and the historic town of Waltham Abbey is close by. Lea Valley White water rafting centre offers an excellent recreational area with popular terrace café and stunning countryside walks.

This particular property is set on the top floor and has the addition of a useful personal loft space which extends almost over the whole flat. The apartment faces South at the rear and therefore enjoys all day sunlight giving the whole flat a bright airy ambience.

The large entrance hall offers excellent storage and leads onto the accommodation. There are two bedrooms with stunning full length picture windows allowing you to enjoy the canal views, a luxury bathroom is fitted with white suite comprising bath with overhead shower. The living area is dual aspect with sliding doors leading onto the composite balcony with iron surround, space for dining area and houses the modern matt grey kitchen with integrated appliances.

The whole development is presented to an excellent standard and has semi-industrial accents which lead it to feeling very cosmopolitan; reminiscent of City living.





ACCOMMODATION IN GENERAL COMPRISES

HALLWAY

13' 3" x 4' 3" (4.04m x 1.3m)

KITCHEN

14' 11" x 7' 6" (4.55m x 2.29m)

LOUNGE

20' 6" x 13' 1" (6.25m x 3.99m)

BEDROOM ONE

12' 8" x 10' 5" (3.86m x 3.18m)

BEDROOM TWO

10' 6" x 9' 1" (3.2m x 2.77m)

PERSONAL BALCONY

ALLOCATED PARKING

CHARGES AND TENURE

Council Tax Epping Forest District Council Band D

Tenure Lease Hold approx 240 Years unexpired

Service Charge £1920 Per Annum

Ground Rent £450 Per Annum

UTILITIES AND SUPPLIERS

Electricity - Mains - Octopus Energy

Water - Mains - Thames Water

Sewage - Mains - Thames Water

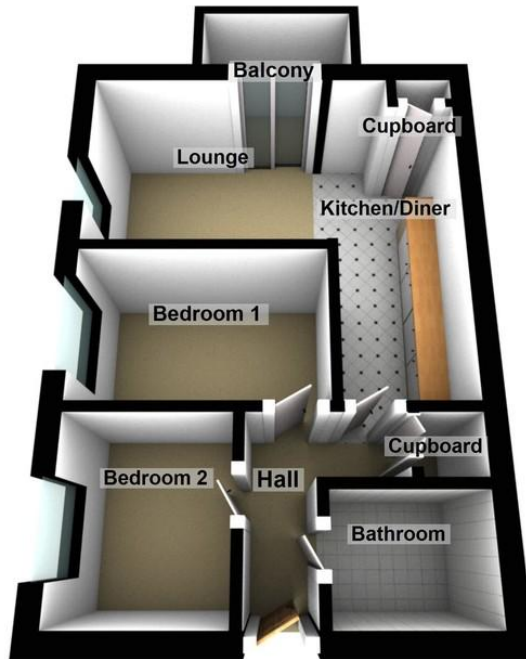
Heating - Gas Central Heating - Octopus Energy

Broadband - Various providers available

Mobile Signal and coverage Vodafone Three EE O2



Third Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		

25 Market Square, Waltham Abbey,
Essex, EN9 1DU

www.rainbowestateagents.co.uk

01992 711222

rebecca@rainbowestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements