

8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

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



**Osprey Road, EN9 3TY**



**Asking Price £200,000 Leasehold**



Kings Group – Waltham Abbey are pleased to offer this two-bedroom ground floor flat on Osprey Road. The property is close to local shops, schools, and transport links, making it a good option for first-time buyers, small families, or investors.

The property is accessed through a secure telecoms entry system. Inside, the flat has a reception room, two bedrooms, a kitchen, and a bathroom. There is also built-in storage to help keep the space organised.

Outside, the property includes an allocated parking space and access to a shared garden.

Located just a 2-minute drive from Junction 26 of the M25 and a 10-minute drive to Waltham Cross British Rail station, this flat is well placed for commuters. It is also just a 5-minute drive to Waltham Abbey's historic town centre, which offers a range of shops, cafes, and other local amenities.

Call Kings Group on 01992 652 006 to book your viewing.

#### Coverage

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

#### Broadband (estimated speeds)

Standard 3 mbps  
Superfast 80 mbps  
Ultrafast 1800 mbps

#### Satellite & Cable TV Availability

BT  
Sky  
Virgin

#### HALL

**LIVING ROOM 17'7 x 12'8**

**KITCHEN 8'5 x 7'1**

**BEDROOM 16'8 x 10'4**

**BEDROOM 9'5 x 7'2**

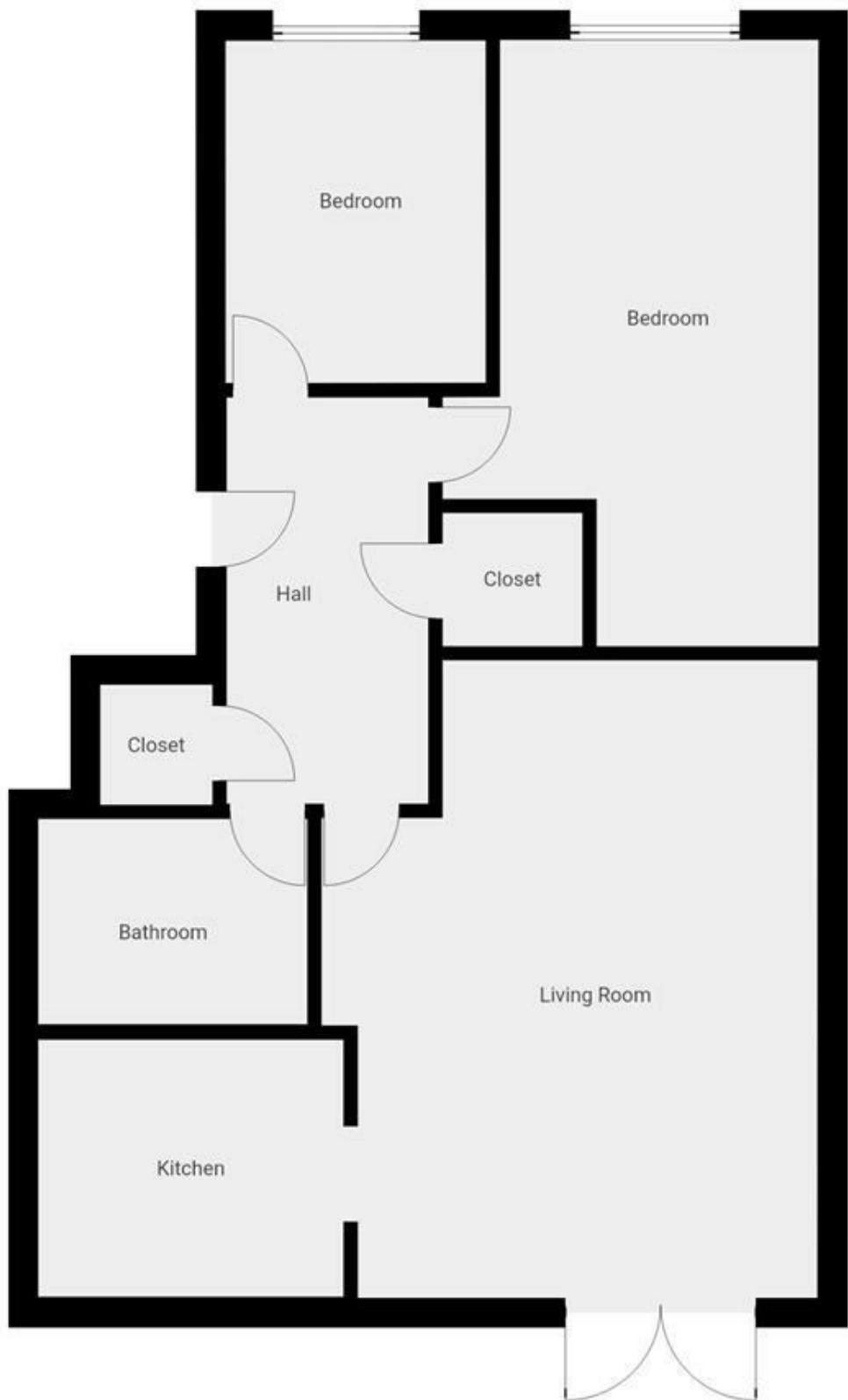
**BATHROOM 7'5 x 5'8**

**COMMUNAL GARDEN**

**ALLOCATED PARKING**

#### 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.



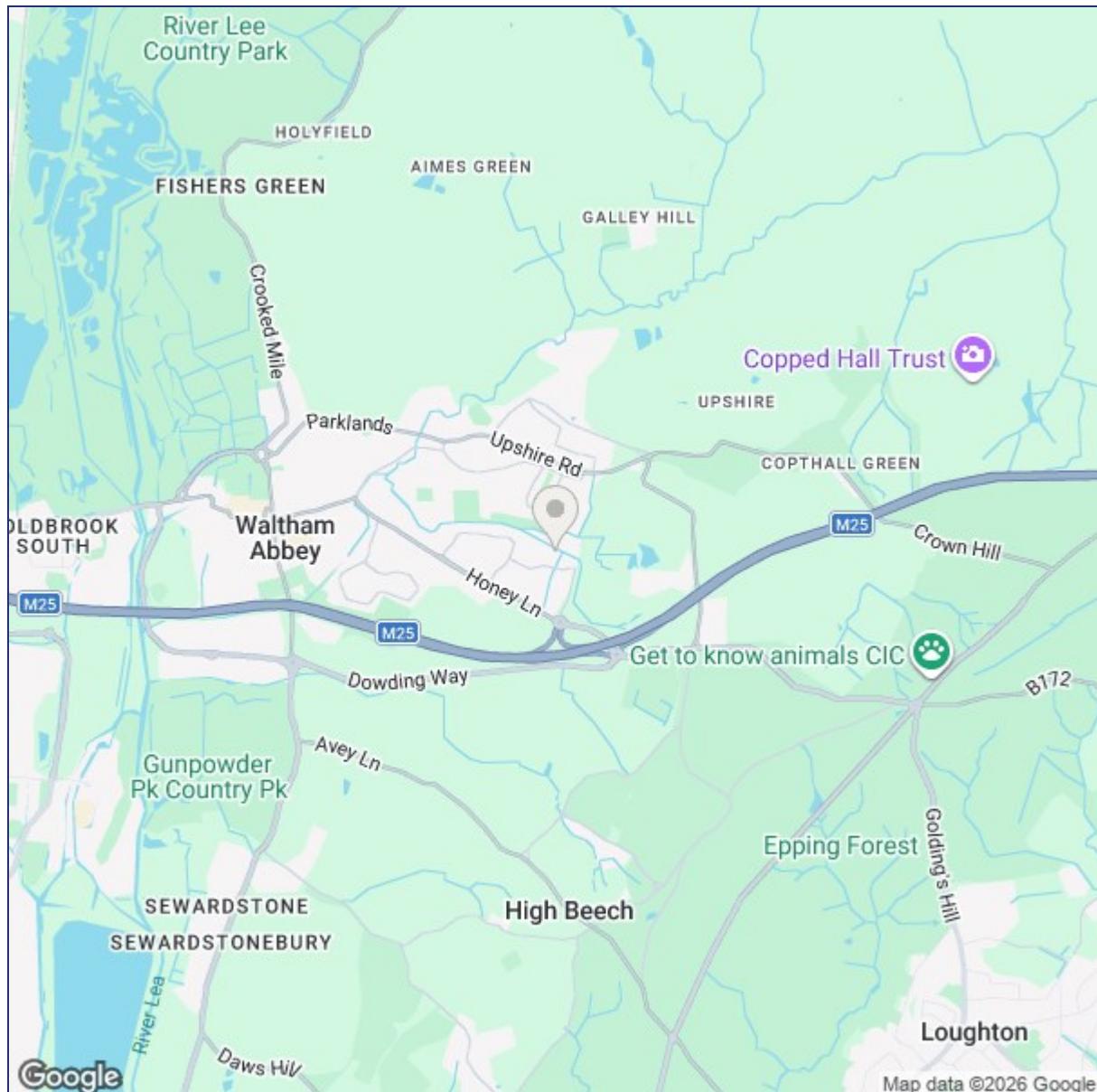
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	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.

