



- FIRST FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- MODERN BATHROOM

Ashtree Court, Horseshoe Close, Waltham Abbey, EN9 3LZ

Offers In Excess Of £240,000 LEASEHOLD

Well presented two double bedroom first floor maisonette in a popular location ideally located for easy access to M25. Good size lounge with Juliette balcony. Fitted kitchen and modern bathroom with white suite. Two allocated parking spaces. CHAIN FREE



Property Description

Ashtree Court is an established court on the highly sought after Abbeyfields development. The property is ideally located with easy access to junction 26 of the M25 and there are local bus routes providing a regular service to neighbouring towns.

The property is set on the first floor of a small block of maisonettes and benefits from a personal front entrance door at street level.

The accommodation is accessed by one flight of stairs via a personal internal staircase which gives access to the landing. The lounge is dual aspect and provides space for both a lounge area and dining area. There is a Juliette balcony with wrought iron retaining balustrade.

The kitchen is well presented with a range of white high gloss wall and base units with contrasting work surface incorporating the electric oven, four ring electric hob with extractor over. There is space for a washing machine and upright fridge/freezer.

There are two double bedrooms with the second bedroom benefitting from a fitted wardrobe cupboard. The bedrooms are supported by the modern bathroom which presents with a white suite comprising panelled bath with wall mounted shower, low flush WC and pedestal wash hand basin.

Externally the property benefits from two allocated car park spaces within the residents car park.

Being offered chain free, early viewing is highly recommended





ENTRANCE LOBBY

Stairs ascending to the first floor. Storage cupboard

FIRST FLOOR LANDING

Access to part boarded loft space, cupboard housing water tank

LOUNGE/DINER

16' 8" x 10' 0" (5.08m x 3.05m) Dual aspect. Juliette balcony

KITCHEN

7' 7" x 7' 7" (2.31m x 2.31m) Fitted with integrated electric oven, hob and extractor. Space for washing machine and upright fridge/freezer



BEDROOM ONE

10' 9" x 8' 7" (3.28m x 2.62m)

BEDROOM TWO

12' 4" x 7' 7" (3.76m x 2.31m) Fitted wardrobe cupboard

BATHROOM

6' 2" x 5' 4" (1.88m x 1.63m)

EXTERIOR

ALLOCATED PARKING

Two allocated spaces within the resident car park

CHARGES AND TENURE

Title: Lease hold property with 89 years remaining on the lease

Charges: Ground rent Nil

Service charge £1452.77 includes Ground Rent

Council Tax Epping Forest District Council Band C

UTILITIES

ELECTRICITY - Main supply and provides heating and power to the property - Octopus Energy

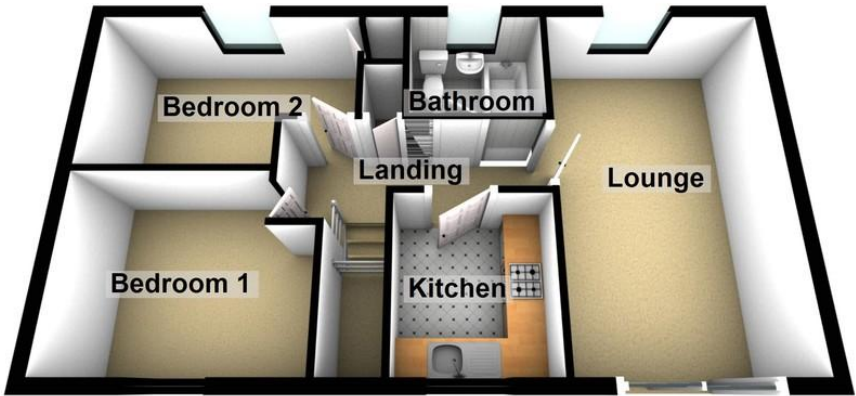


GAS - Not connected
WATER - Mains - Thames Water
BROADBAND - Previously Talktalk
FLOODRISK - Very low

Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are 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