

8A Sun Street
Waltham Abbey
Essex
EN9 1EE

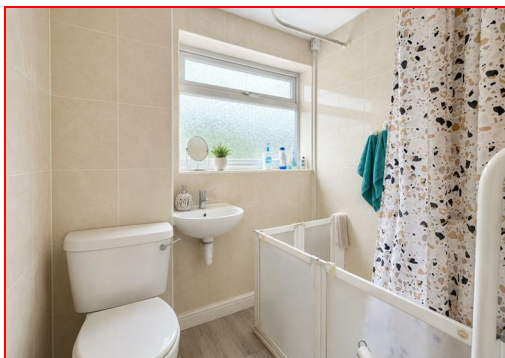
T: 01992 652006
www.kings-group.net



Roundhills, EN9 1UQ



£275,000 Leasehold



SOLE USE OF GARDEN WITH A 940 YEAR LEASE!!!! Kings are pleased to offer for sale this much sought after 2-bedroom ground floor maisonette. The property boast a spacious 18' lounge with direct access into the garden. There is a fitted kitchen in white base and eye level trim, 2 double bedrooms and a wheelchair accessible shower room. The exterior consist of a paved garden and has the benefit of having a garage en bloc. Further features of this home is double glazed windows and gas central heating. This property must be viewed to be appreciated call now on 01992 652006

HALL

LOUNGE 18 x 13'2

KITCHEN 10'10 x 10'7

BEDROOM 14' x 10'8

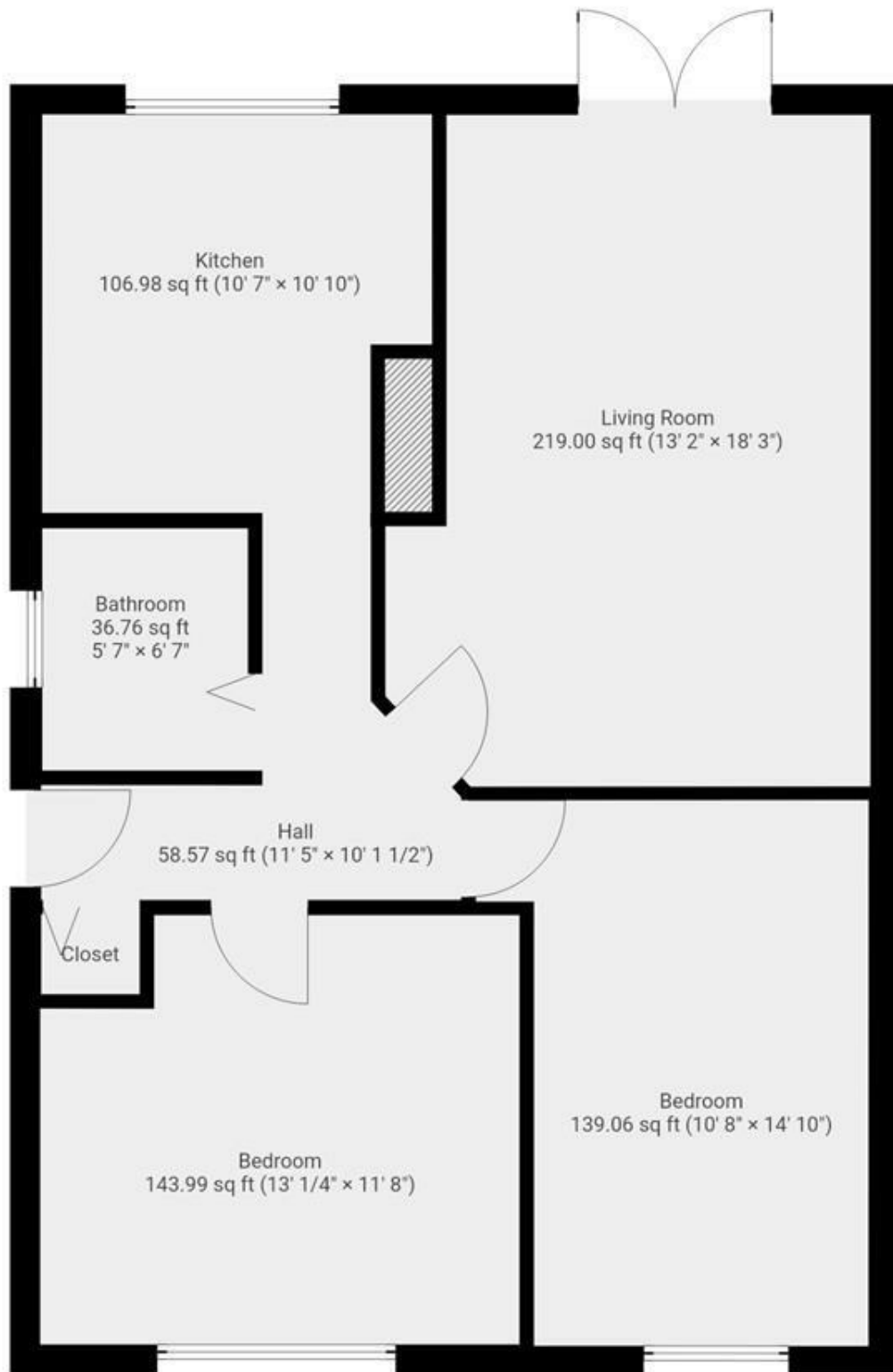
BEDROOM 13 x 11

BATHROOM

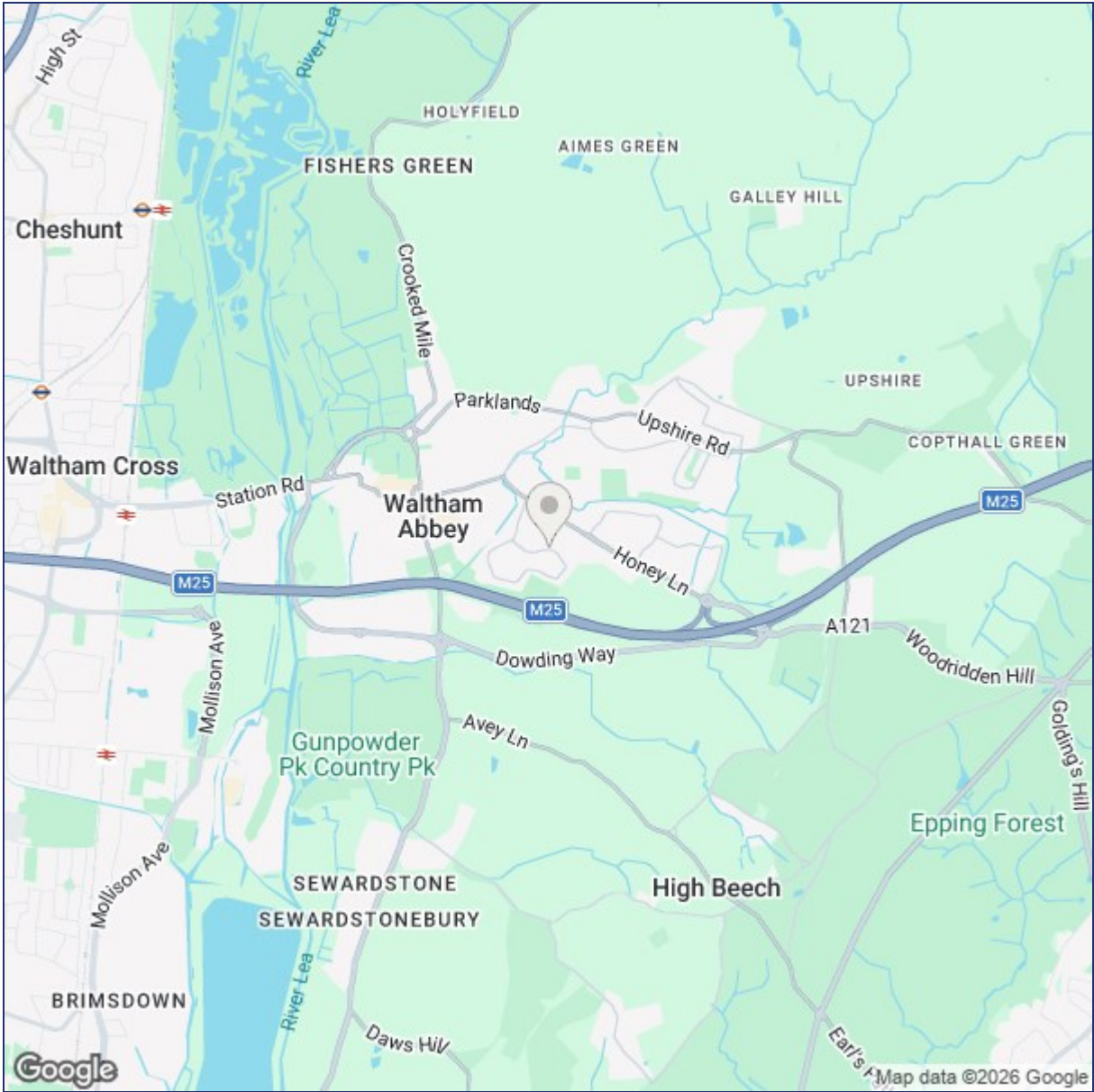
PRIVATE GARDEN

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3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

67 70

("These details are correct at time of going to press").

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