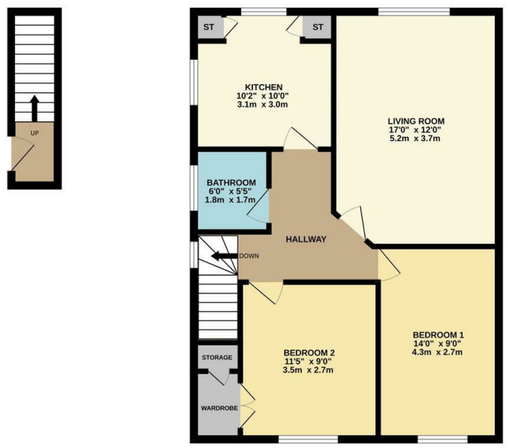
GROUND FLOOR
431 sq.ft. (39.9 sq.m.) approx.

1ST FLOOR
666 sq.ft. (61.9 sq.m.) approx.




TOTAL FLOOR AREA : 678sq.ft. (63.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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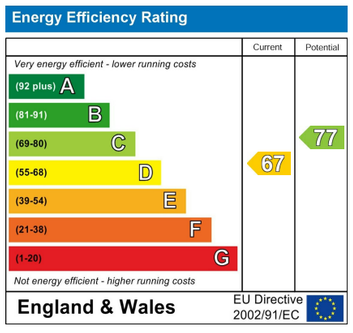
Council: Epping Forest | Council Tax Band: C | Floor Area: 678.00 sq ft



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

CHURCHILL estates

CHURCHILL estates

# Pinnacles, Waltham Abbey, EN9 1TG

## Offers In Excess Of £300,000 Leasehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1

Request a Viewing: **0208 504 2222** Email: **buckhursthill@wearechurchills.co.uk**

This delightful first-floor maisonette offers a perfect blend of comfort and convenience. The maisonette comes with a remarkable 900+ year lease and low annual maintenance fees, making it an attractive option for both first-time buyers and investors alike. The property features two generously sized double bedrooms, each equipped with built-in wardrobes, providing ample storage space. The large living/dining room is ideal for both relaxation and entertaining, while the spacious fitted kitchen, adorned with dual aspect windows, invites plenty of natural light, creating a warm and welcoming atmosphere. One of the standout features of this maisonette is the potential for a loft extension, subject to planning permission, allowing you to tailor the space to your needs. Externally, the property boasts its own garden, perfect for enjoying the outdoors, as well as a garage en bloc for secure parking. Street parking is also available, adding to the convenience of this lovely home. This property is ideally located just 0.9 miles from a Tesco superstore, making grocery shopping a breeze. For those with families, both primary and secondary schools are nearby, along with various gyms for fitness enthusiasts.