



- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- LOUNGE
- FITTED KITCHEN

Winchester Close, Waltham Abbey, EN9 1BB

Being offered CHAIN FREE an exciting opportunity to purchase this two bedroom ground floor apartment occupying a prime Town Centre location and benefits from secure gated parking. The property is within walking distance of Waltham Cross mainline BR station. An internal viewing is strongly recommended.

PRICE: £285,000 LEASEHOLD



Property Description

Winchester close is modern purpose block situated in a prime location for the Town Centre and local amenities. The historic Market Square and pedestrianized Sun Street with an array of shops and eateries are within a short walk.

For the commuter Junction 26 of the M25 motorway is within easy access for connections to the M11 and A10.

Waltham Cross mainline BR station is within walking approximately 15 minutes walking distance for direct access into central London and beyond.

For those recreational purposes Lea Valley regional Park and The Olympic White Water Rafting centre are within walking distance.

The property would also make an ideal first time purchase/investment opportunity and should be viewed at the earliest convenience.

The accommodation in general comprises a generous size hallway providing access to all rooms.

A generous size lounge/diner is light and airy and overlooks the rear. This is supported by a modern fitted kitchen with a range of fitted wall and base units with contrasting work surfaces and tiled splashback.

There are two double bedrooms with the master bedroom benefiting from a walk in wardrobe with a range of drawers and hanging rails.

A part tiled shower room with walk in shower enclosure, close coupled WC and wash hand basin complete the





interior.

Externally there is a communal lawn area and one allocated parking space which is accessed via a security barrier.

CHARGES AND TENURE

Council Tax Epping Forest District Council Band D

Tenure - Leasehold 125 Years from 1st January 2004

Approximately 101 years unexpired

Service Charge - £1387.32 Per Annum

Ground Rent £150 Per Annum

UTILITIES AND SUPPLIERS

Electricity - Mains - Scottish Power

Water - Mains Thames Water

Sewage - Mains - Thames Water

Heating - Gas Central Heating - Scottish Power

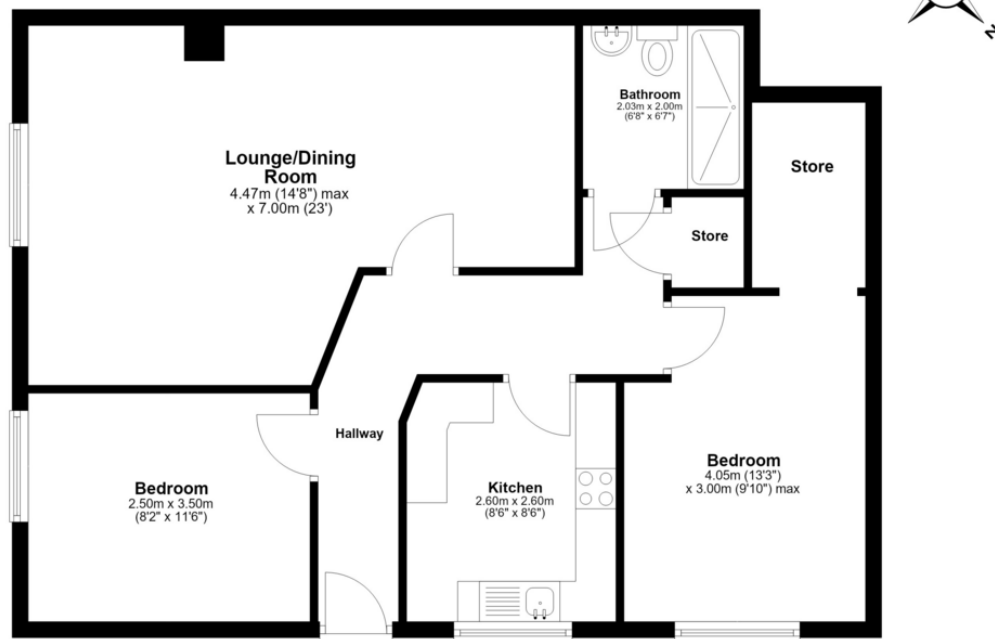
Broadband - Three Mobile

Mobile Signal and Coverage Vodafone Three EE O2



Ground Floor

Approx. 73.2 sq. metres (788.3 sq. feet)



Total area: approx. 73.2 sq. metres (788.3 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Winchester CI

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		

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