



- FIRST FLOOR FLAT
- ONE BEDROOM
- LOUNGE
- FITTED KITCHEN

Maynard Court, Waltham Abbey, EN9 3DU

PRICE: £185,000 LEASEHOLD

Being offered CHAIN FREE and realistically priced for today's market an opportunity to purchase this spacious one bedroom first floor flat being within walking distance of local shopping and leisure facilities. The property would make a suitable first time/investment purchase.



Property Description

Maynard Court is an establish block situated on the Ninefields development being within walking distance of local shopping facilities and the modern high tech gym and swimming pool.

Junction 26 of the M25 motorway is within access whilst Waltham Cross mainline BR station and Epping and Loughton underground stations are within driving distance for direct access into central London and beyond.

The town centre with its historic Market Square and pedestrianised Sun Street with an array of shops and eateries and bi-weekly market are also within easy access.

The property itself is set to a traditional floor plan and the accommodation comprises a generous size entrance hall with two built in storage cupboards and a walk in cupboard.

A spacious lounge, overlooks the rear and provides access to the kitchen, which has a range of fitted wall and base units with contrasting work surfaces and appliances which can remain.

The bedroom is a generous size and overlooks the rear aspect.

A fully tiled bathroom with a three piece suite complete this property.



HALLWAY

11' 10" x 5' 7 Max" (3.61m x 1.7m)

LOUNGE

15' 11" x 10' 1" (4.85m x 3.07m)

KITCHEN



8' 4" x 8' 1" (2.54m x 2.46m)

BEDROOM

13' 00" x 10' 1" (3.96m x 3.07m)

BATHROOM

5' 5" x 6' 8" (1.65m x 2.03m)

COMMUNAL PARKING

CHARGES AND TENURE

Council Tax Epping Forest District Council Band B

Service Charge £747.43 Per Annum

Ground Rent £10 Per Annum

Tenure Leasehold Approximately 94 Years unexpired

UTILITIES AND SUPPLIERS

Electricity - Mains - EDF Energy

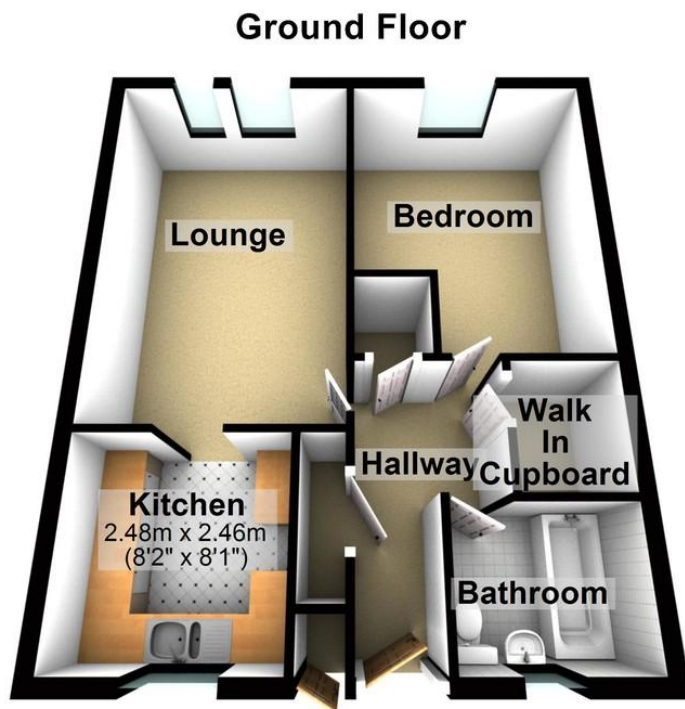
Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Gas Central Heating - British Gas

Broadband - Various providers available

Mobile Signal and Coverage - Vodafone Three EE O2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 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 and 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