



- TOP FLOOR APARTMENT
- ROOF GARDEN
- TWO BEDROOMS
- TWO BATHROOMS

## Waterfront Court, Hazlemere Marina, Waltham Abbey, EN9 1FJ

PRICE: £365,000 LEASEHOLD

Being offered CHAIN FREE an exciting opportunity to purchase this top floor riverside apartment with roof garden and enjoying riverside views. Two bedrooms - Two bathrooms - Allocated parking - Walking distance to Town Centre and Waltham Cross BR station. Internal viewing recommended.



## Property Description

An opportunity to purchase top floor apartment located within this exclusive waterside development benefiting from a roof garden and balcony, enjoying riverside views.

Being within walking distance of Waltham Abbey town centre with its historic Market Square and array of shops and eateries.

For the commuter the property is within easy access of junction 26 of the M25 motorway and Walking distance of Waltham Cross mainline BR station for direct access into central London and beyond.

Lea Valley Regional Park is literally on the doorstep where one can walk or cycle for miles and enjoy the open spaces, and for the more adventurous there is the Olympic White Water Rafting Centre.

The accommodation in general comprises a generous size hallway with a built in storage cupboard and providing access to the lounge, bedrooms and bathroom.

The lounge is light airy with a window overlooking the river and patio doors leading to the roof garden and open plan access to the kitchen which has a range of high gloss fitted wall and base units with contrasting work surfaces integrated appliances and breakfast bar.

Bedroom one has fitted wardrobes and En suite comprising a shower enclosure, wash hand basin and WC.

Bedroom two is a double room with patio doors leading to a private balcony.





A spacious bathroom being part tiled with a modern three piece suite complete the interior.

Externally the roof garden has artificial lawn with wrought iron railing surround enjoying riverside views.

One Allocated parking space.

**ACCOMMODATION IN GENERAL COMPRISES**

**HALLWAY**

**OPEN PLAN LOUNGE/KITCHEN**

22' 1" x 12' 7 Max" (6.73m x 3.84m)

**BEDROOM ONE**

11' 9" x 8' 6" (3.58m x 2.59m)

**EN SUITE SHOWER ROOM**

7' 6" x 5' 3" (2.29m x 1.6m)

**BEDROOM TWO**

10' 4" x 10' 5" (3.15m x 3.18m)

**BATHROOM**

8' 4" x 6' 6" (2.54m x 1.98m)

**ROOF GARDEN**

**ALLOCATED PARKING SPACE**

**CHARGES AND TENURE**

Council Tax Epping Forest District Council Band

Tenure Leasehold 250 Years from 1/08/2016 approx 240 Years unexpired

Service Charge £160 Per Calendar Month

Ground Rent £450 Per Annum





Total area: approx. 64.5 sq. metres (693.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines  
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 Plan produced using PlanUp.

Waterfront

**UTILITIES AND SUPPLIERS**

Electricity - Mains - OVO Energy

Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Gas Central Heating

Broadband - Property currently let out (various providers available)

Mobile Signal and coverage Vodafone Three EE O2

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	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