



- FIRST FLOOR STUDIO FLAT
- EXTENDED LEASE
- LOUNGE
- SEPERATE SLEEPING AREA

Howard Close, Waltham Abbey, EN9 1XB

PRICE: £170,000 LEASEHOLD

An opportunity for the investor /First time buyer to purchase this first floor studio flat with separate sleeping area situated on a modern development being within walking distance of the town centre and local amenities. Being offered CHAIN FREE.



Property Description

Howard Close is a popular development being within walking distance of the town centre with its historic Market Square with an assortment of shops and eateries and bi-weekly market.

Junction 26 of the M25 motorway is within easy 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.

Larsens Park and the picturesque Abbey Gardens are within walking distance for those recreational activities. The property itself has been rented out for a number of years and would make an ideal investment for those looking to start/extend their portfolio.

The accommodation comprises an entrance hall with a built in cupboard, and provides access to the lounge and bathroom.

The lounge overlooks the front elevation with laminated flooring, and electric storage heater.

Additionally there is an entryphone.

The kitchen has range of fitted wall and base units with contrasting work surfaces and overlooks the front aspect.

A separate sleeping area with a wardrobe is accessed from the lounge.

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





Externally there are communal parking areas and communal gardens.

Being offered chain free an internal viewing is strongly recommended.

ENTRANCE HALL

5' 11" x 5' 00" (1.8m x 1.52m)

LOUNGE

14' 1" x 9' 6" (4.29m x 2.9m)

KITCHEN

8' 2" x 5' 5 Max" (2.49m x 1.65m)

SEPERATE BEDROOM AREA

9' 2" x 8' 2" (2.79m x 2.49m)

BATHROOM

7' 11" x 4' 9" (2.41m x 1.45m)

COMMUNAL GARDENS

COMMUNAL PARKING

CHARGES AND TENURE

Council Tax Epping Forest District Council Band B

Tenure - Leasehold 153 Years unexpired

Service Charge £1079 Per Annum

Ground Rent Peppercorn

UTILITIES AND SUPPLIERS

Electricity - Mains - Octopus Energy

Water - Mains Thames Water

Sewage - Thames Water

Heating - Electric Storage Heating

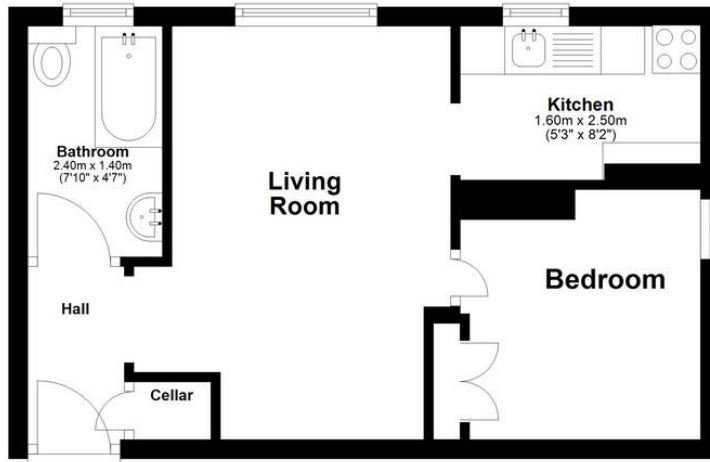
Broadband - Various providers available

Mobile Signal and Coverage Vodafone Three EE O2



First Floor

Approx. 29.3 sq. metres (315.0 sq. feet)
(excluding Cellar)



Total area: approx. 29.3 sq. metres (315.0 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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Howard CI

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		

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