



- GROUND FLOOR FLAT
- ONE BEDROOM
- EXTENDED LEASE
- CHAIN FREE

Howard Close, Waltham Abbey, EN9 1XA

PRICE: £195,000 LEASEHOLD

Ground floor one double bedroom apartment in a town centre location. Newly decorated throughout. Fitted kitchen . Gas central heating. Free resident parking. Long lease - approx. 154 years remaining. CHAIN FREE.



Property Description

Howard Close is a modern development ideally located within walking distance of our historic town centre and adjacent to the Tesco superstore development with GP surgeries and local shopping facilities. More comprehensive facilities are available in the charming 14th century town centre with its bi-weekly market and historic protected Abbey Church and gardens.

For the commuter there are local bus stops outside the development which offer a regular service into neighbouring towns for train services into London. Additionally junction 26 of the M25 with connections to the A10 and M11 is within a few minutes' drive.

This particular property is situated on the ground floor of a small block of only six flats and benefits from fitted wardrobes to the bedroom and gas central heating.

The accommodation is set on a traditional floor plan and offers an entrance hall with hand held entry-phone handset. There is a good size lounge with open arch access to the fitted kitchen which benefits from a range of fitted wall and base unit with roll top work surface. The double bedroom faces the front aspect and is adjacent to the bathroom which presents with a white suite.

Externally there are well maintained communal gardens and **FREE RESIDENT PARKING** on a first come first serve basis.



ENTRANCE HALL

6' 9" x 3' 10" (2.06m x 1.17m)



LOUNGE

14' 00" x 10' 2 Max" (4.27m x 3.1m)

KITCHEN

10' 10" x 6' 10" (3.3m x 2.08m)

BEDROOM

10' 9" x 10' 5" (3.28m x 3.18m) To fitted wardrobes

BATHROOM

5' 10" x 6' 10" (1.78m x 2.08m)

CHARGES AND TENURE

Council Tax Epping Forest District Council Band C

Tenure - Leasehold 154 years unexpired



UTILITIES AND SUPPLIERS

Electricity - Mains - EON

Water - Mains - Thames Water

Sewage - Mains - Thames Water

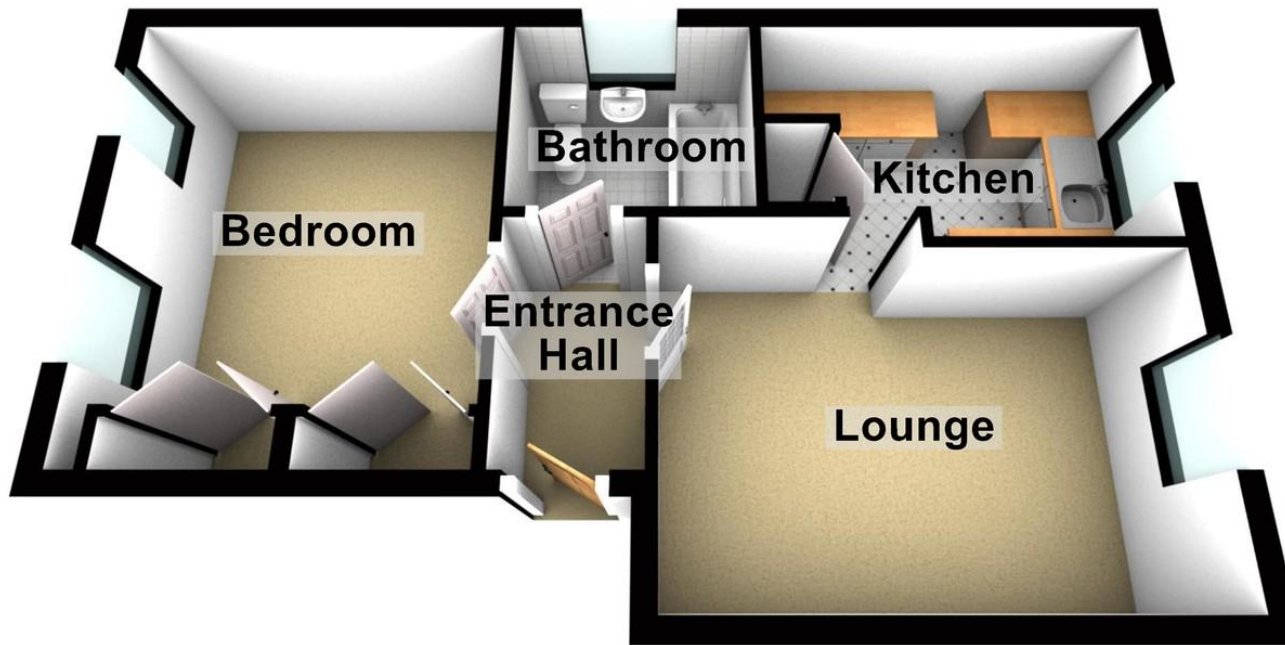
Heating - Gas Central Heating - British Gas

Broadband - None at property

Mobile Signal and coverage - Vodafone EE Three o2

Flood Risk - No risk

Ground Floor



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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.