



- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- LOUNGE/DINER
- FITTED KITCHEN

Queen Mary Court, Harrison Road, Waltham Abbey, EN9 3YH PRICE: £280,000 SHARE OF FREEHOLD

Being offered CHAIN FREE and situated on the popular Meridian Park development, an opportunity to acquire this two bedroom, two bathroom first floor apartment. The property benefits from SECURE GATED PARKING AND GARAGE EN BLOC. Ideal first time/investment purchase. Viewing recommended.



Property Description

Queen Mary Court is an attractive block situated on the popular Meridian Park development and adjacent to Gunpowder Park bat sanctuary which offers picturesque walks and the popular Saturday morning 5k park run.

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

The town centre with its historic Market Square and pedestrianised Sun Street with an array of shops and eateries and bi-weekly market is within a 15 minute walk.

The property is well presented and the accommodation in general comprises a spacious entrance hall with built in cupboards and providing access to the lounge, bedrooms and bathroom.

A spacious lounge/diner overlooks the rear and offers open plan access to the kitchen which has a range of fitted wall and base units with contrasting work surfaces and built in oven and hob.

Both bedrooms have fitted wardrobes with bedroom one enjoying an en-suite shower room. A spacious part tiled bathroom with a three piece suite complete the interior.

Externally the property benefits from a garage en bloc approached via wrought iron electric security gates.

Being offered chain free, early viewing is recommended





ACCOMMODATION IN GENERAL COMPRISES

HALL

13' 7" x 3' 5" (4.14m x 1.04m)

LOUNGE/DINER

20' 10" x 13' 4 Max" (6.35m x 4.06m)

KITCHEN

8' 9" x 9' 6" (2.67m x 2.9m)

BEDROOM ONE

11' 10" x 8' 11" (3.61m x 2.72m)

ENSUITE

8' 10" x 4' 4" (2.69m x 1.32m)

BEDROOM TWO

10' 1" x 9' 8 Max" (3.07m x 2.95m)

BATHROOM

9' 00" x 5' 11" (2.74m x 1.8m)

GARAGE EN BLOC

CHARGES AND TENURE

Council Tax Epping Forest District Council Band D

Tenure - Share of freehold Lease 99 years unexpired

Service Charge - £1691.06 Per Annum

Ground Rent - Nil

UTILITIES AND SUPPLIERS

Electricity - Mains - EON

Water - Mains - Thames Water

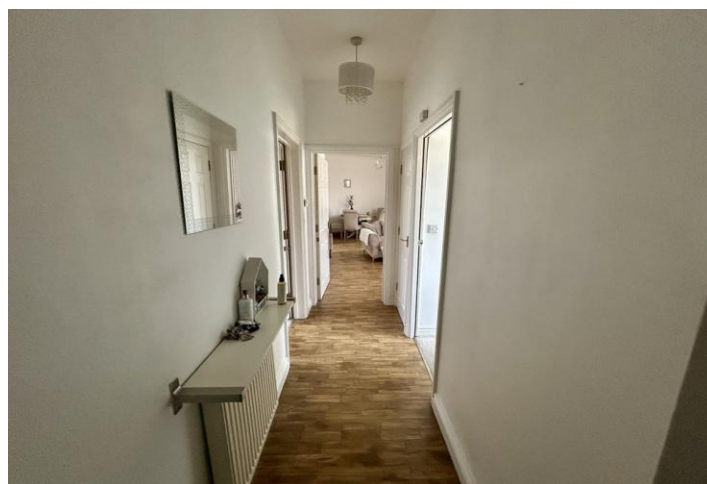
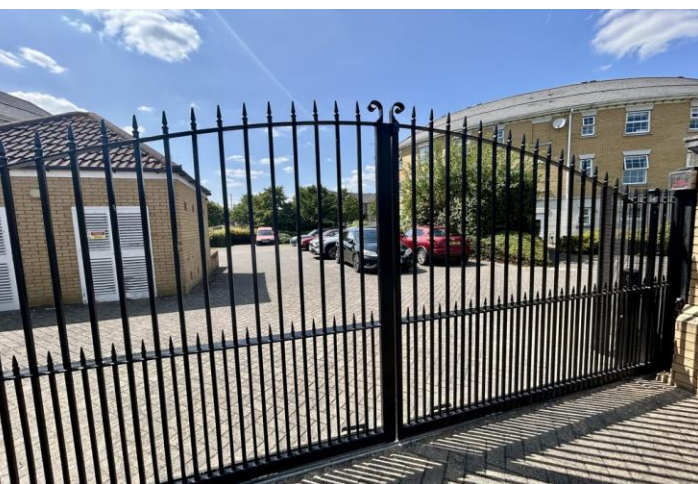
Sewage - Mains - Thames Water

Heating - Gas central heating - EON

Broadband - To be advised

Mobile Signal and coverage - Vodafone EE Three O2

Flood Risk - Very Low



First 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 are 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.