



- FIRST FLOOR FLAT
- SHARE OF FREEHOLD
- GARAGE AND PARKING
- DOUBLE BEDROOM

Rounton Road, Waltham Abbey, EN9 3AP

PRICE: £199,995 SHARE OF FREEHOLD

LEASE CURRENTLY BEING EXTENDED. One bedroom first floor flat WITH GARAGE AND PARKING set in a no through road location close to local bus routes, convenience stores and Larsens Park recreational space. Good size kitchen, modern bathroom. Double bedroom and good size lounge. CHAIN FREE



Property Description

Rounton Road is a no-through-road turning ideally located close to local amenities. There are local bus routes providing access to both Waltham Cross and Loughton and the M25 intersection is within a few minutes drive. Larsens Park is almost adjacent to Rounton Road for recreational space and local convenience stores provide daily requirements.

The main 14th Century town centre of Waltham Abbey is within a 10 minute walk and is focused around the market square which hosts a bi-weekly market.

The property itself is situated on the first floor of a small development of just three properties and benefits from a GARAGE and parking space.

The accommodation is presented on a traditional floorplan with a good size entrance hall with entryphone system. There is a fitted kitchen with a range of wall and base units which houses a recently replaced boiler. The double bedroom faces the front aspect and is supported by the modern bathroom which presents with a white suite. The lounge is a good size and faces to the front of the property.

Externally there is a personal garage en bloc and further parking.

Other features include gas central heating and double glazing.

A real attraction of the property is the share of freehold which benefits from no regular leasehold charges being made. There is an annual contribution to the building insurance and any repairs are negotiated between the





owners of the three properties

The vendor is currently in the process of renewing the lease and we understand will be sold with a new lease of at least 99 years

Being offered chain free viewing is highly recommended.

ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE HALL

16' 9" (5.11m)

LOUNGE

11' 11" x 11' 9" (3.63m x 3.58m)

FITTED KITCHEN

11' 0" x 7' 5" (3.35m x 2.26m)

DOUBLE BEDROOM

11' 10" x 9' 9" (3.61m x 2.97m)

BATHROOM

7' 3" x 6' 0" (2.21m x 1.83m)

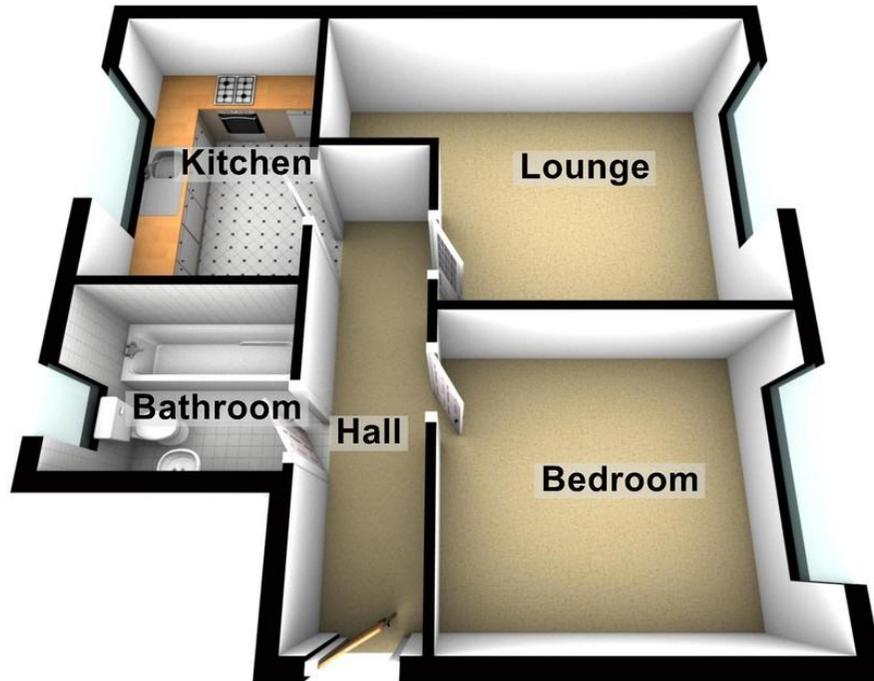
EXTERIOR

GARAGE EN BLOC

Plus further parking in-front of garage plus visitors spaces.



First Floor



CHARGES

TITLE: Share of Freehold

GROUND RENT: Within the freehold title so no charge

MAINTENANCE CHARGES: Ad hoc by negotiation with other freeholders

COUNCIL TAX: Band () within Epping Forest District Council

LEASE: Currently being renewed to at least 99 years

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	67 D
39-54	E		
21-38	F		
1-20	G		

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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