



- FIRST FLOOR APARTMENT
- DOUBLE BEDROOM
- FREE RESIDENT PARKING
- LONG LEASE

### Howard Close, Waltham Abbey, EN9 1XD

PRICE: £215,000 LEASEHOLD

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



## Property Description

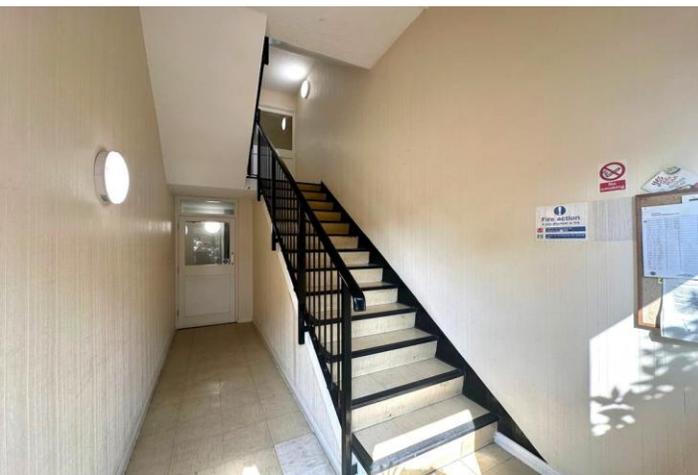
Howard Close is a modern development ideally located walking distance of our historic town centre and adjacent to the Tesco superstore development with GP surgeries and local shopping facilities. More comprehensive facilities are available in the charming 14th century town centre with its bi-weekly market 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 first floor of a small block of only six flats and benefits from full double glazing 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.





## **ACCOMMODATION IN BRIEF COMPRISES:**

### **WELL MAINTAINED COMMUNAL ENTRANCE HALL**

Entry-phone intercom. Stairs to first floor

### **ENTRANCE HALL**

### **LOUNGE**

13' 11" x 10' 2" (4.24m x 3.1m) Open arch to kitchen

### **KITCHEN**

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

### **DOUBLE BEDROOM**

12' 6" x 10' 5" (3.81m x 3.18m)

### **BATHROOM**

6' 9" x 5' 7" (2.06m x 1.7m)

### **EXTERIOR**

### **COMMUNAL GARDENS**

### **FREE RESIDENT PARKING**

First come first served basis

### **CHARGES AND TENURE**

Tenure: Leasehold with residual lease of approx. 154 years

Ground Rent

Maintenance

Council Tax - Band C within Epping Forest

### **UTILITIES AND SERVICES**

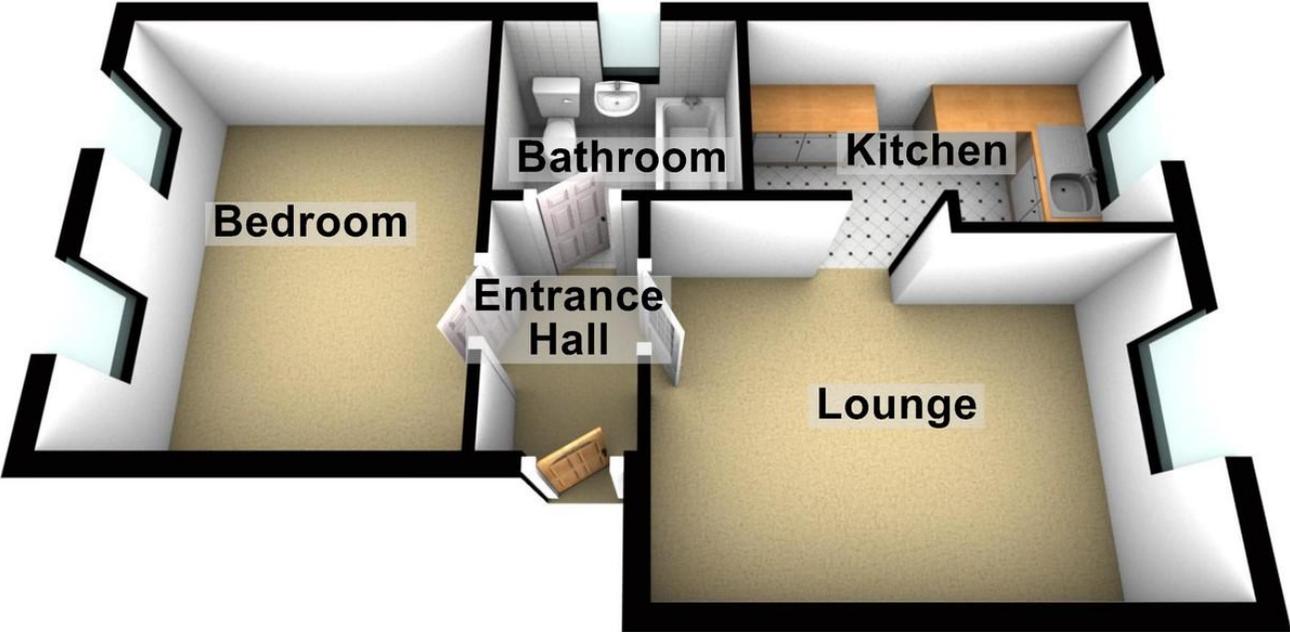
Mains gas supply

Mains Water supply

Mains Electricity supply

Vendor unaware of suppliers as property was previously tenanted and is now vacant

### First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	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