



- FIRST FLOOR APARTMENT
- ONE BEDROOM
- LARGER THAN AVERAGE
- CHAIN FREE

Howard Close, Waltham Abbey, EN9 1XB

PRICE: £205,000 LEASEHOLD

Being offered CHAIN FREE an opportunity to acquire this larger than average one bedroom first floor flat situated within a modern development being within walking distance of the town centre and local amenities. The property would make an ideal 1st time/investment purchase. Internal viewing advised.



Property Description

Howard Close is a popular development located just off Farm Hill Road being ideally located for easy access of the town centre with its historic market square and pedestrianised Sun Street. Sun Street is the main street through the town with an array of shops and eateries and bi-weekly market.

The picturesque Abbey Gardens with acres of protected parkland and Larsens Park are also within easy access for recreational activities.

For the commuter Waltham Cross mainline BR station and Epping and Loughton underground stations are within driving distance for direct access into central London and Junction 26 of the M25 motorway is within a few minutes drive.

The property is set on the first floor within a purpose built block and the accommodation in general comprises an entrance hall providing access to the lounge, bedroom and bathroom.

The generous size lounge is light and airy with laminated flooring and overlooks the front aspect. There is open arch access to the modern fitted kitchen which presents with a range of wood effect fitted wall and base units with contrasting work surfaces and integrated appliances.

The double bedroom measures approx. 13' and overlooks the front aspect and this is supported by the fully tiled bathroom with a modern white suite.





Externally there are communal gardens comprising of lawn areas and communal parking areas.

Other features include full double glazing and security entry-phone system.

Early viewing is highly recommended

THE ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE HALL

8' 00" x 4' 4 Max" (2.44m x 1.32m)

LOUNGE

17' 1" x 10' 1" (5.21m x 3.07m)

KITCHEN

10' 6" x 8' 2" (3.2m x 2.49m)

BEDROOM

13' 1" x 9' 4 Max" (3.99m x 2.84m)

BATHROOM

7' 3" x 5' 5" (2.21m x 1.65m)

COMMUNAL PARKING

CHARGES

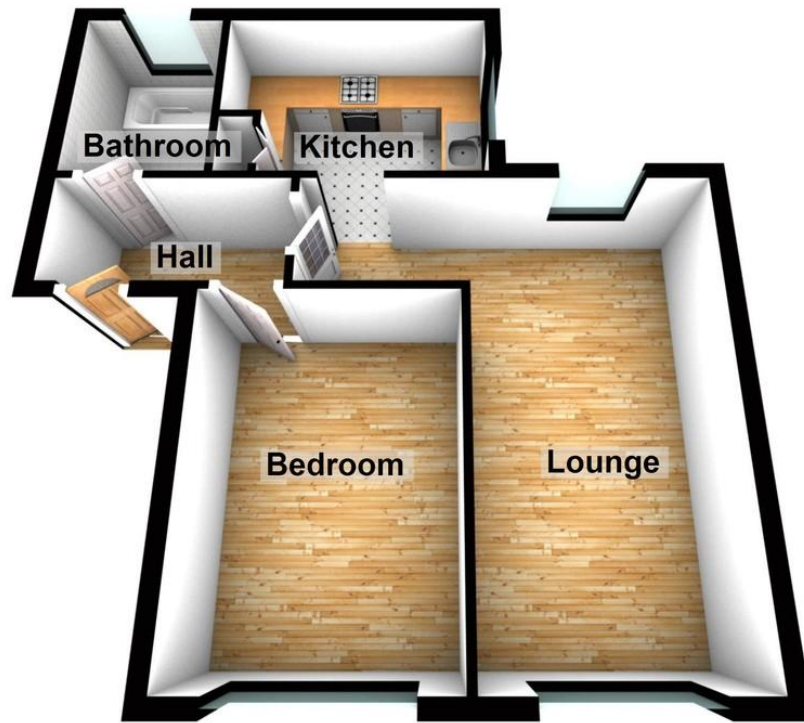
Council Tax Epping Forest District Council Band C

Lease 92 Years Unexpired

Service Charge £89.09 Per Month

Ground Rent £160 Per Annum

First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 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