



- TOWN CENTRE GROUND FLOOR FLAT
- ONE DOUBLE BEDROOM
- VIEWS OF ABBEY CHURCH AND GARDENS
- GATED PARKING

Greenwood House , Church Street, Waltham Abbey, EN9 1DX

PRICE:£230,000 LEASEHOLD

Fabulous one bedroom GROUND FLOOR flat in a modern town centre development with RESIDENT GYM, gated parking and quality fixtures and fittings throughout.



Property Description

Greenwood House is a stunning town centre development which was converted in 2018 to create a luxury high end development with bespoke features such as a RESIDENT GYM. The finish throughout is excellent with resident lift, video entry-phone security features and gated parking.

The location of development is unrivalled with stunning views of the picturesque Abbey Church and the surrounding gardens. Additionally the historic market square with its bi-weekly market and pedestrianised high street are within one minutes' walk.

This particular property is located on the ground floor with picture windows taking advantage of the church views.

The accommodation offers an entrance hall with storage and solid wood flooring which extends into the modern open plan living/kitchen area with high gloss kitchen units with integrated appliances and granite work surfaces.

There is a double bedroom which is supported by the modern shower room with sensor lighting which offers a walk in shower, vanity wash hand basin, low flush WC presented with contemporary storm board styling.

Facilities of the development offer a modern basement gym with a variety of machines, free weights and yoga mat.

Externally the property benefits from gated car parking and one allocated car park space.

Other features include security video entry-phone systems, full double glazing, electric central heating and opportunity for EV charging.





ACCOMMODATION IN BRIEF COMPRISES:

WELL MAINTAINED COMMUNAL ENTRANCE HALLS

PERSONAL ENTRANCE HALL

KITCHEN LIVING AREA

18' 3" x 14' 1" (5.56m x 4.29m)

DOUBLE BEDROOM

11' 9" x 8' 5" (3.58m x 2.57m)

SHOWER ROOM

6' 7" x 4' 2" (2.01m x 1.27m)

RESIDENT GYM

Basement gym with a selection of machines and free weights

EXTERIOR

GATED PARKING

One allocated parking bay



Ground Floor



TENURE AND CHARGES

Leasehold: 125 years from new with a residual lease of 119 years

Ground Rent: £200 per annum

Service Charge: £1760 per annum

Council Tax: Band B within Epping Forest

UTILITIES AND SERVICES

Heating - Electric heating

Electricity Supplier - Utility Warehouse

Water and Sewage - Main supply Thames Water

Broadband - Utility Warehouse but varying services available

Mobile Coverage - EE but varying services available

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	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