



- TWO DOUBLE BEDROOMS
- CENTRALLY LOCATED
- MODERN KITCHEN AND BATHROOM
- GAS CENTRAL HEATING

## Howard Close, Waltham Abbey, EN9 1XB

PRICE: £270,000 LEASEHOLD

Spacious TWO DOUBLE BEDROOM first floor apartment within walking distance of the historic town centre or more locally the Tesco Superstore and the local health centre. Accommodation offers open plan lounge/kitchen and modern bathroom. Features include long lease, free resident parking, gas central heating and double glazing. Internal viewing recommended.





## 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. Additionally this property benefits from an extended lease and would make an excellent first time buyer or investment purchase

The accommodation comprises an entrance hall with hand held entryphone handset and provides access to both bedrooms, bathroom and double doors leading to the spacious lounge/kitchen which is light and airy with a range of fitted white high gloss wall and base units and contrasting work surfaces, built in oven and hob, and laminated flooring to the lounge area.

The master bedroom has a range of fitted wardrobes leading through to the main bedroom area.

Bedroom two is generous size and benefits from a walk in cupboard.







A fully tiled bathroom with a modern three piece suite complete this property.

Externally there are well maintained communal gardens and FREE RESIDENT PARKING on a first come first serve basis.

#### **ENTRANCE HALL**

7' 2" x 5' 00" (2.18m x 1.52m)

#### **OPEN PLAN LOUNGE/KITCHEN**

20' 1" x 13' 8" (6.12m x 4.17m)

#### **BEDROOM ONE**

19' 2 Max" x 10' 3" (5.84m x 3.12m)

#### **BEDROOM TWO**

10' 11" x 8' 9 Max" (3.33m x 2.67m)

#### **BATHROOM**

8' 00" x 5' 6" (2.44m x 1.68m)

#### **COMMUNAL GARDENS**



#### **FREE RESIDENT PARKING**

#### **CHARGES**

Council Tax Epping Forest District Council Band C

Tenure Leasehold 153 Years unexpired

Management Charge £145 per month

Ground Rent - TBA

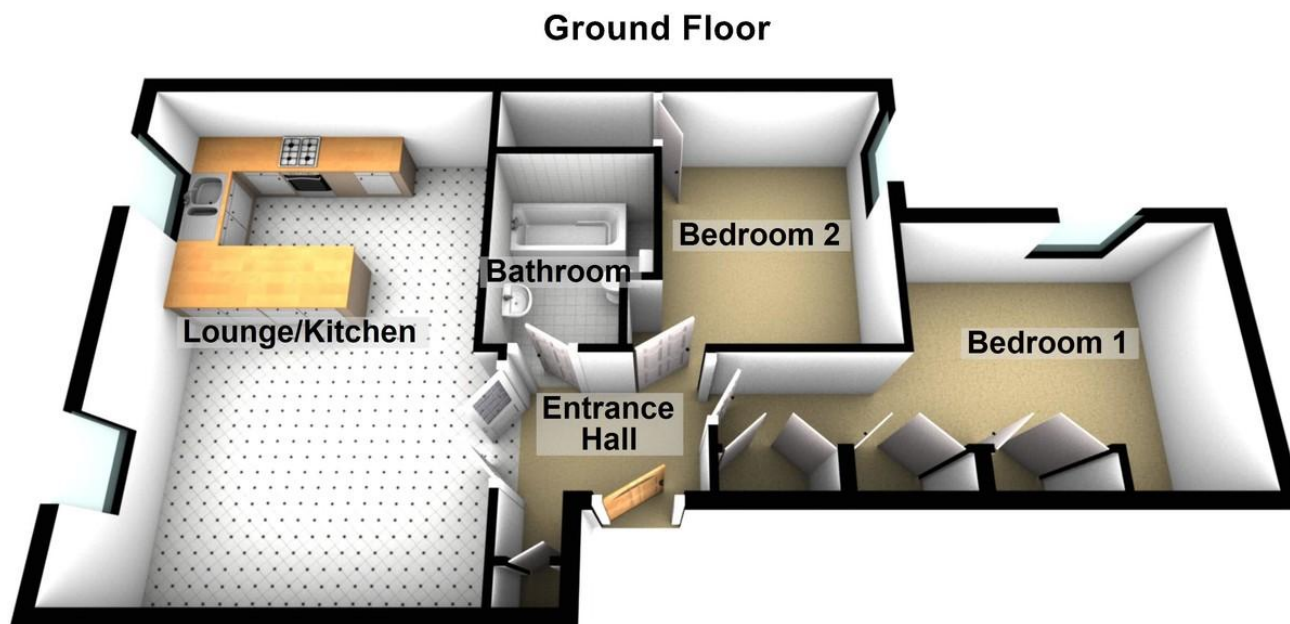
#### **UTILITIES AND SUPPLIERS**

Electricity - Mains - EON

Water - Mains - Thames Water

Sewage - Mains - Thames Water





Heating - Gas Central Heating EON

Broadband and speed - Basic 7 Mbps Superfast 80 Mbps  
Ultrafast 330 Mbps

Mobile Signal and Coverage EE Vodafone Three O2

Flood Risk - Very Low

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 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