



- TOP FLOOR APARTMENT
- ONE BEDROOM
- FITTED KITCHEN
- LOUNGE

King William court , Kendall Road, Waltham Abbey, EN9 3XP

PRICE: £235,000 LEASEHOLD

Being offered CHAIN FREE and situated on the ever popular Meridian Park development and adjacent to Gunpowder Park an opportunity to acquire this well presented one bedroom top floor apartment benefiting from secure gated parking .The property would make a suitable 1st time/investment purchase. Internal viewing recommended.



Property Description

King William Court is a modern purpose built executive style apartment situated on the popular Meridian Park development, located south west of the town centre and adjacent to Gunpowder Park for those outdoor pursuits and recreational activities.

Being within easy access of the M25 motorway, whilst Waltham Cross mainline BR station, Epping and Loughton underground stations are within a short drive with direct access into central London.

The town centre with its historic Market Square and pedestrianised Sun Street with an array of shops and eateries and bi-weekly market are within easy access.

The accommodation comprises an entrance hall with a built in storage cupboard and entryphone system, providing access to the lounge, bedroom and bathroom.

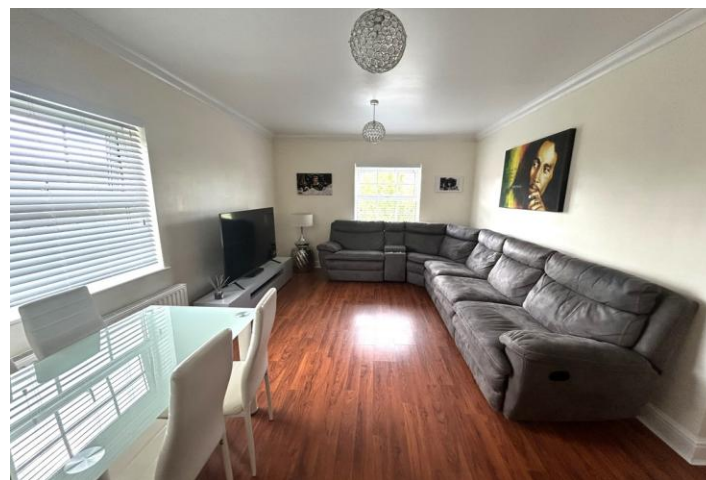
The spacious lounge is dual aspect allowing plenty of natural light to flood through, with laminated flooring and double doors leading through to the kitchen with a range of fitted wall and base units and contrasting work surfaces, built in oven and hob, and concealed Gas Central Heating boiler.

The bedroom has a range of fitted wardrobes and overlooks the front aspect.

The bathroom is partly tiled with a Spa bath, wash hand basin, WC and built in storage/airing cupboard.

Externally there is one allocated parking space, approached via remote wrought iron security gates.





HALL

7' 2" x 3' 9" (2.18m x 1.14m)

LOUNGE

15' 8" x 11' 3" (4.78m x 3.43m)

KITCHEN

11' 9" x 6' 5" (3.58m x 1.96m)

BEDROOM

11' 11" x 10' 7 Max" (3.63m x 3.23m)

BATHROOM

6' 2" x 7' 2" (1.88m x 2.18m)

ONE ALLOCATED PARKING SPACE

SECURE GATED PARKING

CHARGES

Council Tax Epping Forest District Council Band C

Tenure - Leasehold 101 Years unexpired

Service Charge TBA

Ground Rent £100 Per Annum

UTILITIES AND SUPPLIERS

Electricity - Mains TBA

Water - Mains - Thames Water

Sewage - Mains - Thames Water

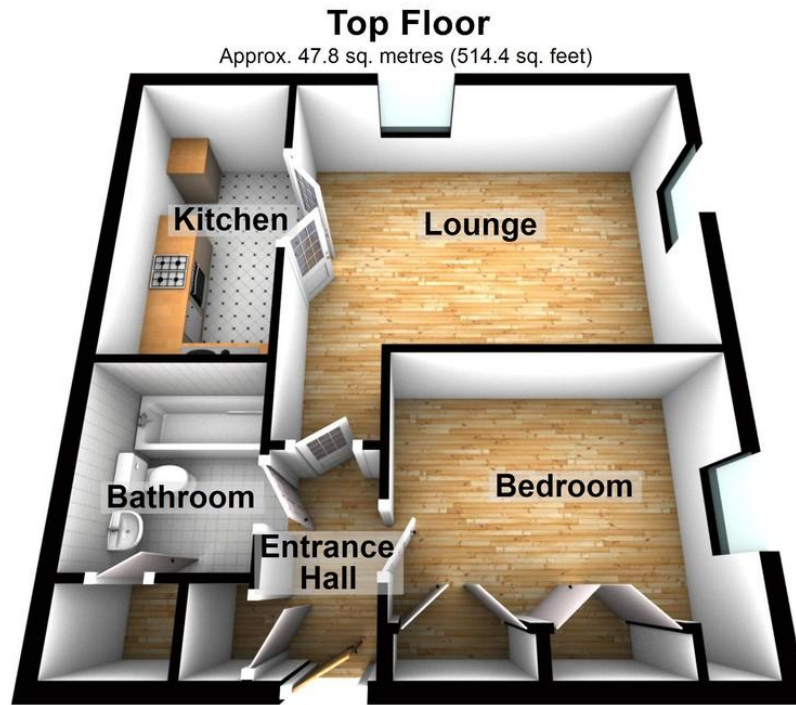
Heating - Gas Central Heating - TBA

Broadband and speed - Basic 7 Mbps Superfast 80 Mbps

Ultrafast 1000 mbps

Mobile Signal and coverage - EE VODAFONE 3 O2

Flood Risk - No risk



Total area: approx. 47.8 sq. metres (514.4 sq. feet)

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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