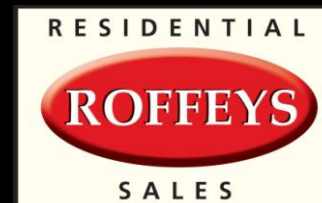




ROMELAND, WALTHAM ABBEY, ESSEX

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### Introduction

ROFFEYS presents this modern, first-floor apartment forming part of a double-storey development located in the centre of this historic town and a mere stone's throw from the magnificent Abbey Church, an important local landmark.

Directly opposite the property is a footbridge over the tranquil Cornmill Stream which provides access to the old Abbey Gateway dating from 1369. The Abbey Gateway leads to a wonderful open recreational space and the beautiful Abbey Gardens.

The accommodation includes one double bedroom having a range of fitted bedroom furniture, modern tiled shower room featuring a large walk-in shower, good-sized lounge/dining space incorporating two walk-in storage rooms, and a semi open-plan kitchen area.

In addition, the entrance hallway has two further built-in storage facilities, wall-mounted entry phone intercom and a composite constructed external door with a multi-locking system.

### Summary

- Excellent first-floor flat
- One double bedroom (fitted)
- Modern tiled shower room
- Semi open-plan kitchen
- Good-sized lounge / diner
- Ample built-in storage space
- Opposite open green space
- Adjacent to historic Abbey Church
- Available as a chain-free sale
- Exclusive to ROFFEYS



Externally, there is a parking area for residents which is within view of this property.

Gross internal area: Approx. 550 sq.ft. (51 sq.m.)

#### ENTRANCE HALL

14' 2" max. x 3' 3" (4.32m x 0.99m)

#### SHOWER ROOM

6' 7" x 5' 6" (2.01m x 1.68m)

#### KITCHEN AREA

10' 1" max. x 8' 8" (3.07m x 2.64m)

#### LOUNGE / DINING AREA

12' 10" x 12' 2" (3.91m x 3.71m)

#### DOUBLE BEDROOM

12' 7" x 13' 0" (3.84m x 3.96m)

#### ADDITIONAL INFORMATION:-

**Tenure:** Leasehold

**Term of lease:** 125 years from 29 January 1996

**Service charge / ground rent:** £65.18 per month (subject to possible change). Payable to EFDC

**Energy Performance Certificate rating:** C

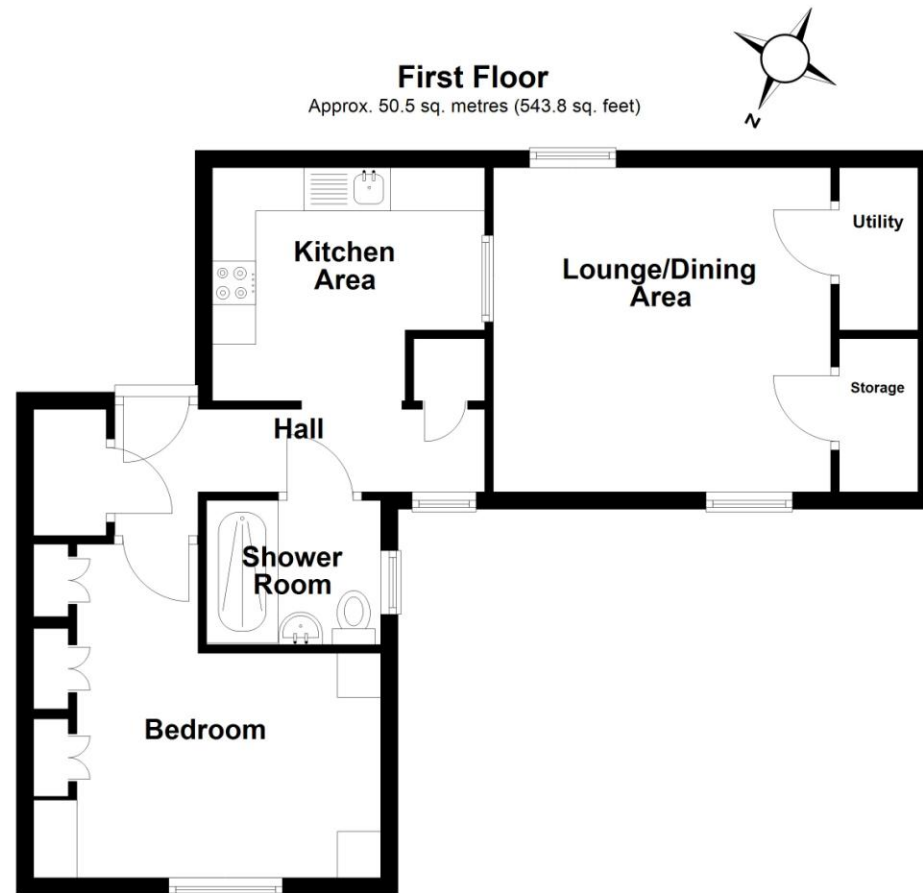
**Borough:** Epping Forest

**Council Tax band:** B (Bill for 2025-2026 £1,747.14)

**Mains services:** gas, electricity, water, sewerage



Floor plans are not to scale and are for illustrative purposes only. Approximate gross internal area = 53 sq m (571 sq ft)



Total area: approx. 50.5 sq. metres (543.8 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**YOU MAY BE ASSURED**

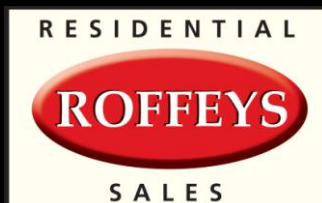


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