



- GROUND FLOOR FLAT
- DIRECT ACCESS TO GARDEN SPACE
- LONG LEASE
- MODERN KITCHEN AND BATHROOM

Newhall Court, Waltham Abbey, EN9 3EE

PRICE: £215,000 LEASEHOLD

DIRECT ACCESS TO GARDEN SPACE /PATIO. Well presented one bedroom GROUND FLOOR flat ideally located opposite open recreational land and close to local shopping facilities and gym. Long lease of approx 100 years. Modern kitchen and bathroom, double bedroom, large lounge. Good location opposite open CHAIN FREE.



Property Description

Newhall Court is ideally located overlooking a recreational green and a short walk to local shops in Ninefields Square which houses the modern leisure centre gym and pool. There are local bus stops that provide a regular service to neighbouring towns of Loughton and Waltham Cross which both offer train services into London. The M25 intersection is within a few minutes' drive providing easy connections to the M11 and A10 intersections.

The property itself is located on the ground floor of a small block of similar type properties and has the benefit of direct access onto a patio and a lawned communal garden area .

The accommodation which is presented to a high standard internally has been subject to numerous bespoke cosmetic improvements by the current vendor and offers quality fixtures and fittings throughout.

The accommodation in brief comprises a good size entrance hall with a large storage cupboard. The lounge extends to approximately 16'2 and has the benefit of providing direct access to the personal patio area and communal gardens beyond.

The kitchen which faces the front of the property has been replaced in recent years and presents with an extensive range of high gloss fitted wall and base units with contrasting work-surfaces.

The double bedroom overlooking the rear aspect is supported by the fully tiled modern bathroom with white suite.

Other features include gas central heating and full double





glazing.

We understand from the seller that the long lease offers approx. 106 years remaining.

Being offered chain free, early viewing is highly recommended

ACCOMMODATION IN BRIEF COMPRISES:

HALLWAY

11' 9" x 5' 6 Max" (3.58m x 1.68m)

LOUNGE

16' 2" x 10' 1" (4.93m x 3.07m)

KITCHEN

8' 4" x 8' 1" (2.54m x 2.46m)

BEDROOM

13' 2" x 9' 11" (4.01m x 3.02m)

BATHROOM

6' 1" x 6' 9" (1.85m x 2.06m)

EXTERIOR

DIRECT ACCESS TO PATIO AND COMMUNAL GARDEN

TENURE AND CHARGES

Tenure Leasehold 106 years unexpired

Service Charge £42.77 pm includes ground rent and buildings insurance

Council Tax Epping Forest District Council Band B



Ground Floor



UTILITIES AND SUPPLIERS

Electricity - Mains - EDF

Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - British Gas

Broadband - Sky

Mobile Signal and Coverage - Vodafone Three EE O2

Flood Risk - No Risk

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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