



- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- LOUNGE/DINER
- FITTED KITCHEN

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

**£305,000 Share of freehold**

ELEGANT APARTMENT ON THE HIGHLY REGARDED MERIDIAN PARK. Spacious ground floor apartment, benefiting from two bedrooms and two replacement bathrooms, garage and secure gated parking. Recently installed kitchen with integrated appliances. Share of Freehold. Viewing highly recommended.



## Property Description

King William Court is an attractive modern block with Georgian style windows and stunning kerb appeal situated on the highly regarded Meridian Park development, being within easy access of the M25 motorway and directly adjacent to Gunpowder Park which offers acres of protected parkland and bat sanctuary and is ideal for recreational activities/ dog walkers.

Waltham Cross mainline BR station and Epping and Loughton underground stations are also within a short drive for direct access into central London.

Waltham Abbey town centre with its historic Market Square with its bi weekly market and array of shops and eateries is within one mile.

Since being in the vendors' ownership the property has undergone many improvements which include replacement of both the main bathroom and the en-suite shower room, replacement kitchen with integrated appliances and full redecoration throughout.

This particular flat is located on the ground floor and has a unique curved lounge/diner which creates a sense of individuality for this modern style of property.

Accommodation in brief comprises entrance hall with a built in storage cupboard and a utility cupboard housing the washing machine, access to bathroom, bedrooms and lounge/diner.

Bedroom one has fitted wardrobes, overlooks the front aspect with access to an en-suite shower room.

Bedroom two overlooks the rear aspect.





The spacious curved shaped lounge/diner has two windows overlooking the rear aspect, allowing for plenty of natural light and provides access to the kitchen, which has a range of white high gloss wall and base units with contrasting work surfaces and built in appliances.

Externally there is a garage en bloc, and one allocated parking space approached via wrought iron security gates



**HALLWAY**

13' 3" x 3' 7" (4.04m x 1.09m)

**LOUNGE/DINER**

20' 00" x 12' 7" (6.1m x 3.84m)

**KITCHEN**

10' 6" x 8' 9" (3.2m x 2.67m)

**BEDROOM ONE**

9' 8" x 9' 5" (2.95m x 2.87m)

**ENSUITE SHOWER**

8' 10 Max" x 6' 4" (2.69m x 1.93m)

**BEDROOM TWO**

9' 4" x 8' 10" (2.84m x 2.69m)

**BATHROOM**

6' 7" x 6' 4" (2.01m x 1.93m)

**GARAGE EN BLOC**

**ALLOCATED PARKING SPACE**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   c	79   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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