



- LARGE ONE BEDROOM FLAT
- CENTRAL LOCATION
- EXCELLENT CONDITION
- GAS CENTRAL HEATING

Badburgham Court, Waltham Abbey, EN9 3EB

PRICE: £199,995 LEASEHOLD

Large one double bedroom apartment in a small block of just 8 properties. Presented to an excellent standard throughout. Double bedroom, modern open plan living area with fitted kitchen. Luxury bathroom with white suite. Central location close to local shops/bus routes.



Property Description

Large first floor one bedroom apartment presented in excellent decorative condition set within a small block of just 8 properties. The property is located in a convenient position with easy access to local bus routes, M25 intersection, local shopping facilities and additionally a short flat walk to the newly constructed high tech gym and swimming pool

The property is presented to an excellent standard internally and been subject to recent redecoration throughout.

The accommodation is well planned and offers a good size entrance hall with large storage cupboards with one being presented as a walk in wardrobe, double bedroom, 17' lounge which is open plan to the kitchen and a modern fully tiled bathroom with white suite.

These flats have security entry-phone system and open balconies to promote a feeling of some outside space. This particular property has a long lease extending to approx. 96 years and a low monthly maintenance of approx. £40 pcm ensuring this this will be of interest to both first time buyers and investment buyers.

Viewing is highly recommended.





ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE HALL

Entry phone handset. Two storage cupboards, one presented as a walk in wardrobe

OPEN PLAN LIVING AREA

17' x 10' 5" (5.18m x 3.18m)

KITCHEN

10' 0" x 8' 3" (3.05m x 2.51m) Breakfast bar

DOUBLE BEDROOM

13' 9" x 10' 0" (4.19m x 3.05m)

BATHROOM

7' 4" x 6' 7" (2.24m x 2.01m)

CHARGES

As advised by seller but subject to clarification from your legal representative

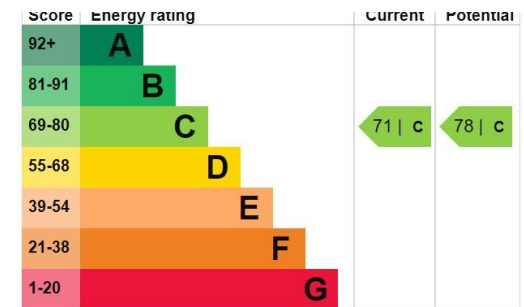
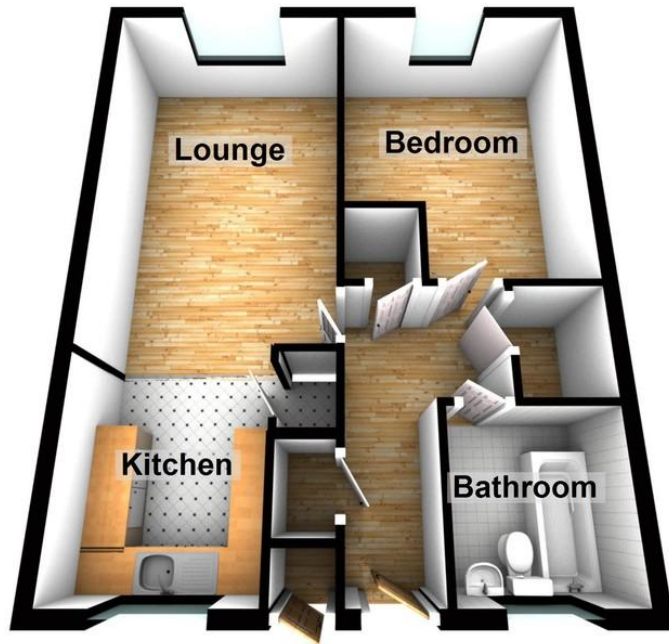
Lease: 96 years

Ground rent; £10 per annum

Leasehold Charges: £430 per annum



First Floor



The graph shows this property's current and potential energy efficiency.

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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