



- FIRST FLOOR FLAT
- ONE/TWO BEDROOMS
- LOUNGE/KITCHEN
- MODERN BATHROOM

Greenyard, Waltham Abbey, EN9 1RH

£220,000 Leasehold

Situated in the heart of the town centre an opportunity to purchase this well presented one/two bedroom first floor flat which has been refurbished to a high standard and modified to create a lounge/kitchen and second bedroom/study. Internal viewing recommended



Property Description

Green-yard is located in the very heart of our historic town centre adjacent to the stunning Abbey Church and its gardens with its notable royal history. The Market Square is a very short walk with its bi-weekly market and the main pedestrianised High Street offers an array of shops and eateries. Access to London is granted via Waltham Cross BR mainline station which offers a regular direct route into Liverpool Street.

The property has been refurbished to high standard and would make an excellent first time/investment purchase.

The current vendor has made some excellent modifications to maximise the space available and the property presents with an entrance hall with storage cupboards and walnut flooring which extends throughout the property.

The lounge is a good size and leads onto the newly installed kitchenette which is fitted with a range of grey high gloss fitted wall and base units with contrasting timber work surface and built in appliances. The lounge and kitchen spaces are denoted by a contemporary style glazed wall divider.

The master bedroom has fitted wardrobes and overlooks the rear aspect. The second bedroom/home office (which was originally the kitchen on the original floorplan) faces to the front aspect and offers a variety of uses to suit families with a child or persons needing to work from home .

A fully tiled bathroom with a modern suite complete this property.

Offered with a long lease and reasonable service charges,





viewing is highly recommended

ENTRANCE HALL

7' 00" x 6' 7" (2.13m x 2.01m)

LOUNGE/KITCHEN

13' 00" x 12' 9" (3.96m x 3.89m)

BEDROOM ONE

12' 7" x 9' 11" (3.84m x 3.02m)

BEDROOM/HOME OFFICE

9' 2" x 6' 6" (2.79m x 1.98m)

BATHROOM

5' 10" x 6' 7" (1.78m x 2.01m)

CHARGES

Council Tax Epping Forest District Council Band B

Lease 118 Years Unexpired

Service Charge £350 Per Annum

Ground Rent TBC

First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	70 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

25 Market Square, Waltham Abbey,
Essex, EN9 1DU

www.rainbowestateagents.co.uk

01992 711222

rebecca@rainbowestateagents.co.uk

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