



- FIRST FLOOR FLAT
- ONE BEDROOM
- FITTED KITCHEN
- BEDROOM

Howard Close, Waltham Abbey, EN9 1XD

£212,000 Leasehold

Benefiting from an extended lease an opportunity to acquire this well presented one bedroom first floor flat situated within a popular modern development, being within easy access of town centre and local amenities. The property would make a suitable first time/investment purchase. An internal viewing is strongly advised.



Property Description

Howard Close is a modern development located within walking distance of local amenities and the town centre with its historic Market Square and pedestrianised Sun Street with an array of shops and eateries.

The picturesque Abbey Gardens and Larsens Park are close by for additional recreational activities.

Waltham Cross mainline BR station and Epping and Loughton underground stations are within driving distance for direct access into central London.

The property benefits from an extended lease making it a suitable first time/investment purchase with an expected rental income of £950 per calendar month.

This particular apartment is set on the first floor and is presented to an excellent standard throughout with replacement kitchen and bathroom. The accommodation in brief comprises an entrance hall providing access to the lounge, bedroom and bathroom.

The lounge/diner is light and airy with laminated flooring, overlooks the side aspect and provides access to the kitchen, which has a range of cream wall and base units with contrasting work surfaces, storage cupboard and overlooks the side aspect.

The bedroom is a generous size and overlooks the front aspect.

A part tiled bathroom with a modern suite complete this residence.





Externally there are communal parking areas and communal gardens comprising of lawn areas.

Other features include full double glazing and security entry-phone system. Early viewing is highly recommended.

ENTRANCE HALL

6' 8" x 3' 10" (2.03m x 1.17m)

LOUNGE/DINER

14' 00" x 10' 1" (4.27m x 3.07m)

KITCHEN

10' 11" x 6' 10 Max" (3.33m x 2.08m)

BEDROOM

12' 5" x 10' 5" (3.78m x 3.18m)

BATHROOM

5' 9" x 6' 10" (1.75m x 2.08m)

COMMUNAL PARKING

COMMUNAL GARDENS

CHARGES

Council Tax Epping Forest District Council Band c

Lease 189 Years from 25th March 1990 156 Years unexpired remaining

Service Charge £115.43 Per Month

Ground Rent - Nil

First Floor



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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