



- **LARGE TWO BEDROOM APARTMENT**
- **TOP FLOOR**
- **WALK ON BALCONY**
- **LOUNGE/DINER**

Kingsdale Court, Lamplighters Close, Waltham Abbey, EN9 3AZ Asking Price Of £260,000 Leasehold

Being offered CHAIN FREE a spacious two bedroom top floor apartment with WALK ON BALCONY and open aspect to rear. Situated on the highly regarded Abbeyfields development and being within easy access of the M25 motorway. Two allocated parking spaces. Internal viewing recommended.



Property Description

Situated on the popular Abbeyfields development an opportunity to purchase this spacious two bedroom top floor apartment enjoying an open aspect to rear and being within easy access of the M25 motorway.

The Town Centre with its historic Market Square and pedestrianised Sun Street with an array of shops and eateries and bi-weekly market are within easy access.

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

The vendor is currently in the process of extending the lease from 91 years unexpired, to 125 years making the property a suitable first time/investment purchase.

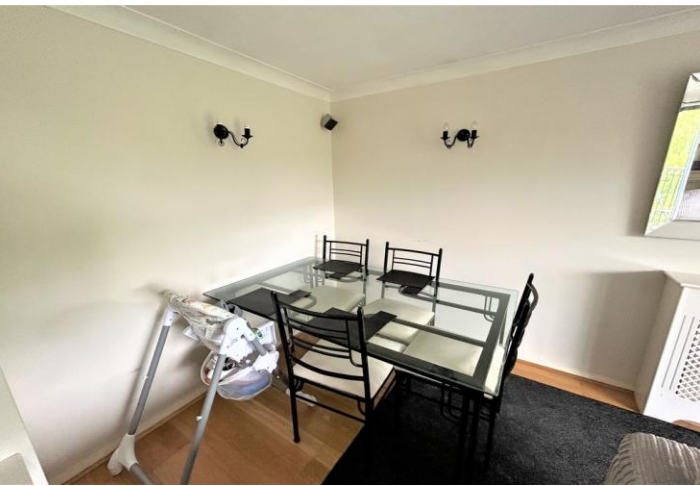
The accommodation in general comprises an L-shape hallway with a built in storage cupboard, entry phone and provides access to the lounge, bedrooms and bathroom.

The spacious lounge/diner is light and airy with real wood flooring, open plan access to the kitchen and French doors leading to a walk on balcony with enjoying views over Epping Forest.

The kitchen has a range of fitted wall and base units with granite work surfaces and integrated appliances and overlooks the open aspect to rear.

Bedrooms one and two are a double and single respectively and both overlook the front aspect. A fully tiled bathroom with a modern suite complete the interior.





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

HALLWAY

6' 6" x 3' 1" (1.98m x 0.94m)

LOUNGE

17' 0" x 14' 3" (5.18m x 4.34m)

KITCHEN

10' 6" x 7' 3" (3.2m x 2.21m)

BEDROOM ONE

13' 0" x 10' 6" (3.96m x 3.2m)

BEDROOM TWO

9' 7" x 6' 6" (2.92m x 1.98m)

BATHROOM

7' 2" x 6' 2" (2.18m x 1.88m)

EXTERIOR

Two Allocated Parking Spaces

CHARGES

Council Tax Epping Forest District Council Band C

Lease 91 Years unexpired (The vendor is currently in the process of extending the lease to 125 years)

Service Charge approx. £1600 Per Annum including Ground Rent



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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