



£240,000

TENURE : LEASEHOLD

Burrows Chase, Waltham Abbey EN9

Bedrooms : 1

Bathrooms : 1

Reception Rooms : 1

ONE BEDROOM

OVER 975 YEAR LEASE

**GARDEN WITH DECKING
AREA**

MODERN THROUGHOUT

ALLOCATED PARKING

**MERIDIAN PARK
DEVELOPMENT**

Gracechurch Property Services
Ability House, 121 Brooker Road, Waltham Abbey, Essex, EN9 1JH
tom@gracechurch-property.co.uk | 02034180582
Website: <http://gracechurch-property.co.uk>



Gracechurch Property Services are delighted to market this beautifully presented ONE BEDROOM apartment.

Burrows Chase has been lovingly looked after by the current owners and is set on the ground floor of this modern development, featuring direct garden access with private decking.

This bright and spacious property is located within the ever popular Meridian Park located on the outskirts of the historic Waltham Abbey town centre, with connections to Waltham Cross Railway (1.4 mi) and a short commute to both Chingford and Loughton.

The peaceful Gunpowder Park is right on your doorstep, providing the ideal venue for walkers, cyclists and the family dog, with the weekly 5k Park Run also taking place every Saturday morning.

This home also benefits from an allocated parking space, along with visitor parking, a large family bathroom with shower cubicle and a long lease of over 975 years.

This apartment would make a wonderful first home or suit somebody looking to downsize or invest.

Other Information...

Parking Arrangements: Allocated Parking Space with Visitor Parking

Vendors position: Actively Looking

Council Tax Band: C

Tenure: Leasehold 976 Years Remaining

Location of Boiler: Hallway Cupboard

Age of Construction: 1999

Potential Rental Value: £1100 - £1150 PCM

Service Charge: £133 Per Month (includes building insurance)

Ground Rent: £25 Per Year



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: 13 Burrows Chase, EN9 3YX

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