



- GROUND FLOOR GARDEN FLAT
- ONE DOUBLE BEDROOM
- VIEWING RECOMMENDED
- LARGE LOUNGE

Newhall Court, Waltham Abbey, EN9 3EE

PRICE: £220,000 Leasehold

ACCESS TO PERSONAL PATIO . Well presented one bedroom ground floor flat benefiting from own personal patio area leading to communal garden. Long lease in excess of a 100 years. Modern kitchen and bathroom, double bedroom, large lounge. CHAIN FREE.



Property Description

Newhall Court is ideally located a short walk to local shops in Ninefields Square and additionally the recently constructed modern leisure centre and gym. There are local bus stops that provide a regular service to neighbouring towns of Loughton and Waltham Cross which both offer train services into London. The M25 intersection is within a few minutes drive providing easy connections to the M11 and A10 intersections.

The property itself is located on the ground floor of a small block of similar type properties and has the benefit of direct access onto a personal patio area which leads onto the well maintained communal gardens.

The accommodation which is presented to an excellent standard internally has been subject to numerous bespoke cosmetic improvements by the current vendors and offers quality fixtures and fittings throughout.

The accommodation in brief comprises a good size entrance hall with a large storage cupboard. The lounge extends to approximately 16'8 and has the benefit of providing direct access to the personal patio area and communal gardens beyond.

The kitchen which faces the front of the property has been replaced in recent years and presents with an extensive range of high gloss fitted wall and base units with contrasting work-surfaces.

The double bedroom overlooking the rear aspect is supported by the fully tiled modern bathroom with white suite.

Other features include gas central heating and full double glazing.





We understand from the seller that the long lease offers approx. 108 years remaining.

Being offered chain free, early viewing is highly recommended

HALLWAY

11' 7" x 2' 8 Max" (3.53m x 0.81m)

LOUNGE

16' 8" x 10' 2" (5.08m x 3.1m)

KITCHEN

8' 2" x 8' 1" (2.49m x 2.46m)

BEDROOM

13' 4" x 10' 00" (4.06m x 3.05m)

BATHROOM

6' 00" x 6' 11" (1.83m x 2.11m)

STORAGE AREA

4' 8" x 4' 2" (1.42m x 1.27m)

COMMUNAL GARDEN

CHARGES

Council Tax Epping Forest District Council Band B

Leasehold 125 Years from 20th November 2006 (108 years unexpired)

Service charge £50 per month includes £10 per annum ground rent

UTILITIES

Electricity - Mains

Water - Mains

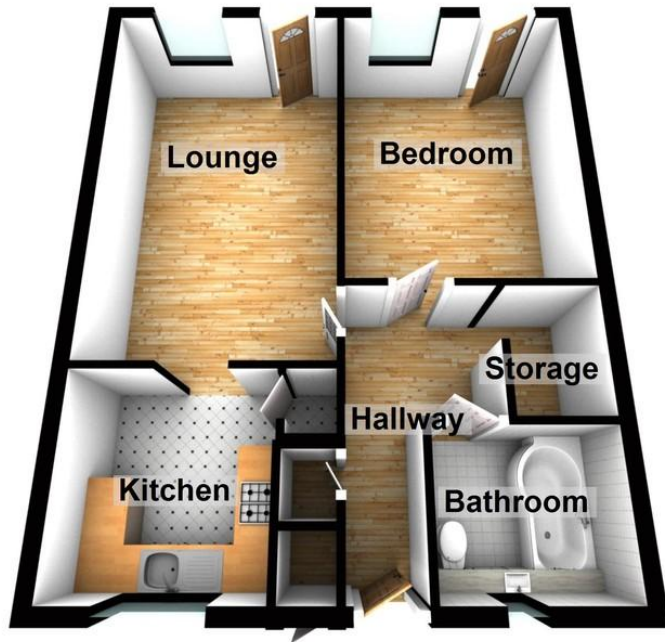
Sewerage - Mains

Heating - Gas Central Heating

Broadband - Fibre

Mobile Signal - O2 Vodaphone EE

Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	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