



Badburgham Court, Ninefields, Waltham Abbey


Reynolds Salter
Estate Agents





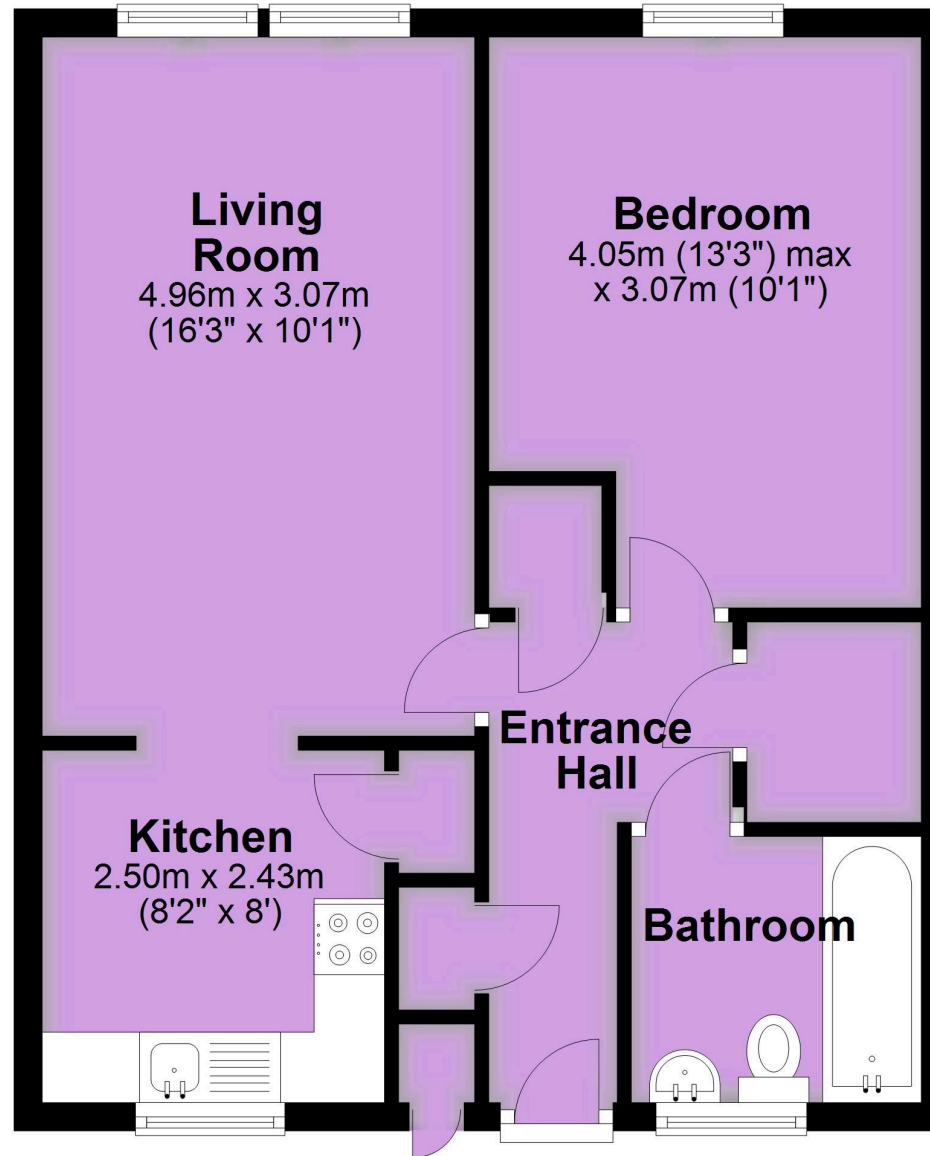
CHAIN FREE - A Fabulous Opportunity for First Time Buyers and Investors - An Impressive One Bedroom First Floor Flat ideally located in a popular residential location in Ninefields, Waltham Abbey. This delightful home has been tastefully refurbished to provide bright and spacious accommodation presented in excellent decorative order throughout. Accommodation provides: Entrance Hall, 16'3" Living Room, Kitchen, 13'3" Bedroom and a Spacious Bathroom. The property also includes a number of built-in storage cupboards, ample communal parking and has over 100 years left on the lease. This delightful flat is conveniently located for all local amenities to include local schools, shops and public transport links. The Historic Town of Waltham Abbey is approximately 2 miles away offering an abundance of Shops, Restaurants and Public Houses. The M25 (J26), Waltham Cross British Rail and Epping & Loughton Central Line Railway Stations are just a short drive.

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- **One Bedroom Flat**
- **Over 100 Years on Lease**
- **Well Presented Throughout**
- **Bright and Spacious**
- **Close To All Local Amenities**
- **Chain Free**

Badburgham Court

Approx. 47.2 sq. metres (507.8 sq. feet)



Total area: approx. 47.2 sq. metres (507.8 sq. feet)

Important notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Reynolds Salter in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Reynolds Salter nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice.