



- TOP FLOOR FLAT
- ONE BEDROOM
- LOUNGE
- FITTED KITCHEN

Howard Close, Waltham Abbey, EN9 1XB

PRICE: £209,995 LEASEHOLD

Situated on a modern development and benefiting from an extended lease, an opportunity to acquire this well presented one bed room top floor apartment, being within walking distance of the town centre. Ideal first time/investment purchase. An internal viewing is strongly recommended.



Property Description

Howard Close is a popular modern development being ideally situated for all local amenities.

The town centre with its historic Market Square and pedestrianised Sun Street with an array of shops and eateries and bi-weekly market.

Junction 26 of the M25 motorway is within easy access for links to the M11 and A10

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

The picturesque Abbey Gardens and Larsens Park are within walking distance for those recreational purposes.

The property is well presented and benefits from an extended lease and own loft space.

Accommodation comprises an entrance with entryphone and provides access to the lounge, bedroom and bathroom.

The lounge/diner overlooks the rear and provides access to the kitchen which has a range of white high gloss wall and base units with contrasting work surfaces and built in oven and hob.

A generous size bedroom with fitted wardrobes and matching drawers overlook the front aspect.

A fully tiled bathroom with a modern three piece suite complete this property.

Externally there are communal gardens and communal





parking areas.

ENTRANCE HALL

LOUNGE

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

KITCHEN

11' 1" x 6' 10" (3.38m x 2.08m)

BEDROOM

12' 6 Max" x 10' 5" (3.81m x 3.18m)

BATHROOM

5' 6" x 6' 7" (1.68m x 2.01m)

COMMUNAL GARDENS

COMMUNAL PARKING

CHARGES

Council Tax - Epping Forest District Council Band C

Tenure - Leasehold approximately 151 years unexpired

Service Charge £ 1392 Per Annum

Ground Rent Nil

UTILITIES AND SUPPLIERS

Electricity - Mains - Octopus

Water - Mains - Thames Water

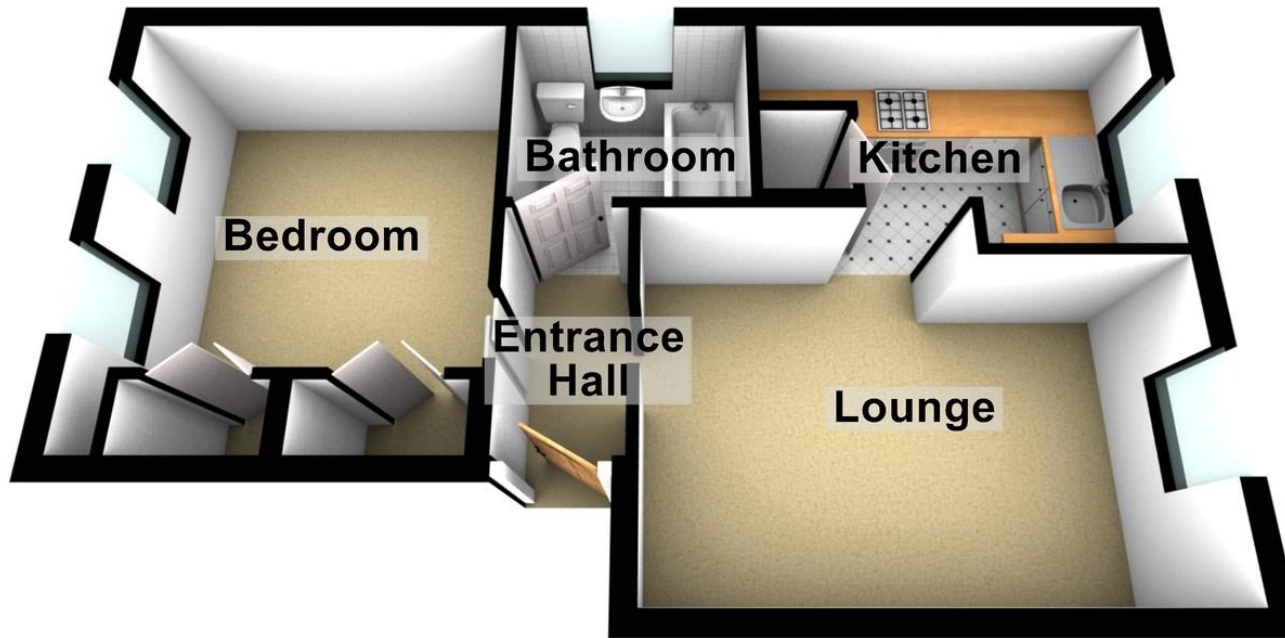
Sewage - Mains - Thames Water

Heating - Electric

Broadband - EE

Mobile Signal = Vodafone Three EE 02

Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 D	
39-54	E		
21-38	F		

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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