



- GROUND FLOOR FLAT
- TWO BEDROOMS
- LOUNGE/DINER
- FITTED KITCHEN

Flat1 Wheatfields Court, Farthingale Lane, Waltham Abbey, EN9 3NF

PRICE:£270,000 LEASEHOLD

Situated on the popular Abbeyfields development an opportunity to purchase this well presented two bedroom ground floor flat. Lounge - Modern kitchen - Shower room - Two allocated parking spaces. Ideal first time/investment purchase. Offered CHAIN FREE. Internal viewing recommended.





## Property Description

Wheatfields Court is a modern purpose built flat situated on the popular Abbeyfields development being within easy access of the M25 motorway and within driving distance of Waltham Cross mainline BR station and Epping and Loughton underground stations for direct access into Central London and beyond.

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

High Beach and Epping Forest are within easy access for those recreational purposes.

The property since being in the current sellers ownership has been greatly improved with the additions of a modern kitchen and shower room.

The accommodation in general comprises an L-Shape hallway with a built in utility cupboard and providing access to all rooms.

A spacious dual aspect lounge/diner allows for plenty of natural light.

The kitchen has a range of fitted wall and base units with display cabinets and contrasting work surfaces and tiled splashbacks.

Both bedrooms have fitted wardrobes with bedroom two currently being used as a dressing room/home office.

A modern shower room with shower enclosure, low level WC and feature wash hand basin complete the interior.







Externally there are two allocated parking spaces and communal garden.

#### **L-SHAPE HALLWAY**

#### **LOUNGE/DINER**

17' 8" x 10' 11" (5.38m x 3.33m)

#### **KITCHEN**

8' 9" x 7' 11" (2.67m x 2.41m)

#### **BEDROOM ONE**

11' 5" x 8' 9" (3.48m x 2.67m)

#### **BEDROOM TWO**

8' 9" x 6' 6" (2.67m x 1.98m) To fitted wardrobes.



#### **SHOWER ROOM**

7' 7" x 5' 6" (2.31m x 1.68m)

#### **TWO ALLOCATED PARKING SPACES**

#### **TENURE AND CHARGES**

Council Tax Epping Forest District Council Band C

Tenure - Leasehold 125 Years from 25th December 1989

approx 88 Years unexpired

Management Charge £1627.48

Ground Rent Included in management charge



#### **UTILITIES AND SUPPLIERS**

Electricity - Mains - British Gas

Water - Mains - Thames Water

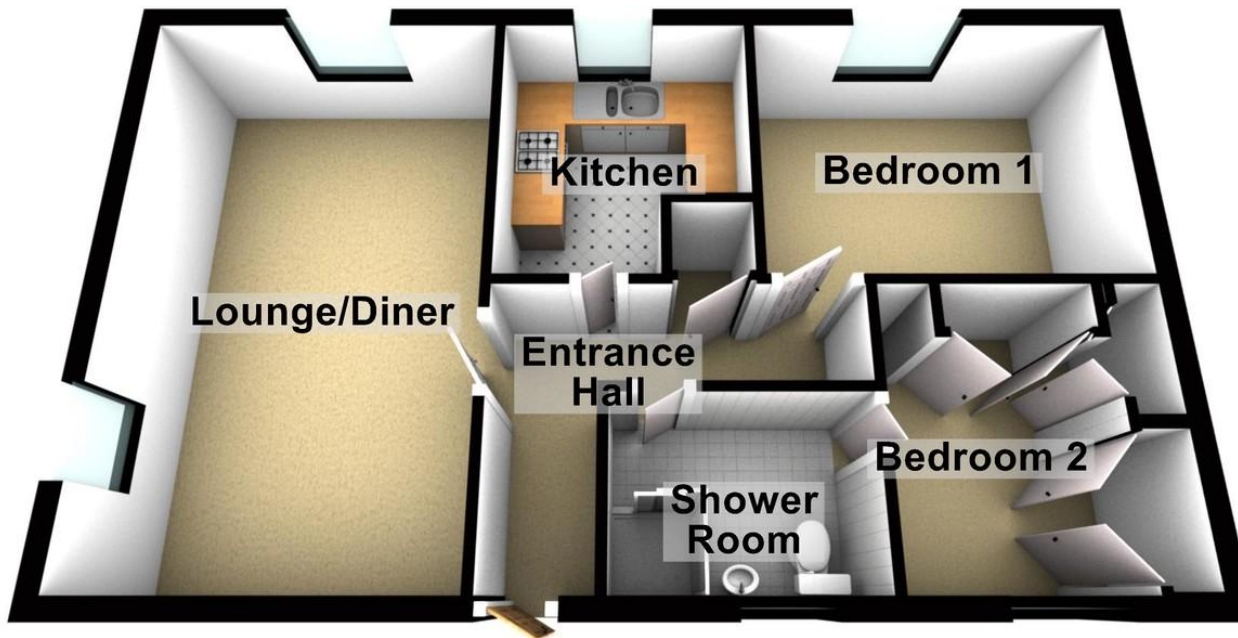
Sewage - Mains - Thames Water

Heating - Gas Central Heating - British Gas

Broadband - BT - Fibre

Mobile Signal and coverage - EE Vodafone Three O2

## Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	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