



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

Kingsmeadow Court, Horseshoe Close, Waltham Abbey, EN9 3RX

PRICE: £280,000 LEASEHOLD

Spacious and well presented two bedroom first floor apartment situated on the popular Abbeyfields development. Lounge/diner with Juliette balcony - Fitted kitchen - Modern bathroom - Two allocated parking spaces. The property would make a suitable first time/investment purchase. Internal viewing recommended.



## Property Description

Kingsmeadow Court is a modern purpose built flat situated on the popular Abbeyfields development being within easy access of the M25 motorway and local bus routes.

Waltham Cross mainline BR station and Epping and Loughton underground stations are within driving distance 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 are within easy access. Local shopping facilities and modern high ted gym and swimming pool are within walking distance.

Epping Forest and High Beach are within a short drive for those recreational purposes.

The property itself is one of three in the block and the accommodation in general comprises an L-Shape hallway with a built in storage cupboard and providing access to all rooms.

The dual aspect lounge/diner is spacious and has patio doors with a Juliette balcony allowing for plenty of natural light.

The kitchen has a range of fitted wall and base units with contrasting work surfaces with built in oven and gas hob.

Bedrooms one and two overlook the front and rear aspects respectively with bedroom two currently being used as a dressing room/home office.

A fully tiled bathroom with a modern three piece suite complete the interior.





Externally there are two allocated parking spaces and communal gardens.

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

#### **LOUNGE/DINER**

17' 8" x 11' 00" (5.38m x 3.35m)

#### **KITCHEN**

8' 9" x 8' 3" (2.67m x 2.51m)

#### **BEDROOM ONE**

11' 4" x 8' 9" (3.45m x 2.67m)

#### **BEDROOM TWO**

8' 9" x 8' 4" (2.67m x 2.54m)

#### **BATHROOM**

5' 6" x 8' 1" (1.68m x 2.46m)

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

#### **COMMUNAL GARDEN**

#### **CHARGES AND TENURE**

Council Tax Epping Forest District Council Band C

Leasehold 88 Years unexpired

Management Charge £138.35 per calendar month

Ground Rent - Peppercorn

#### **UTILITIES AND SUPPLIERS**

Electricity - Mains - Octopus Energy

Water - Mains - Thames Water

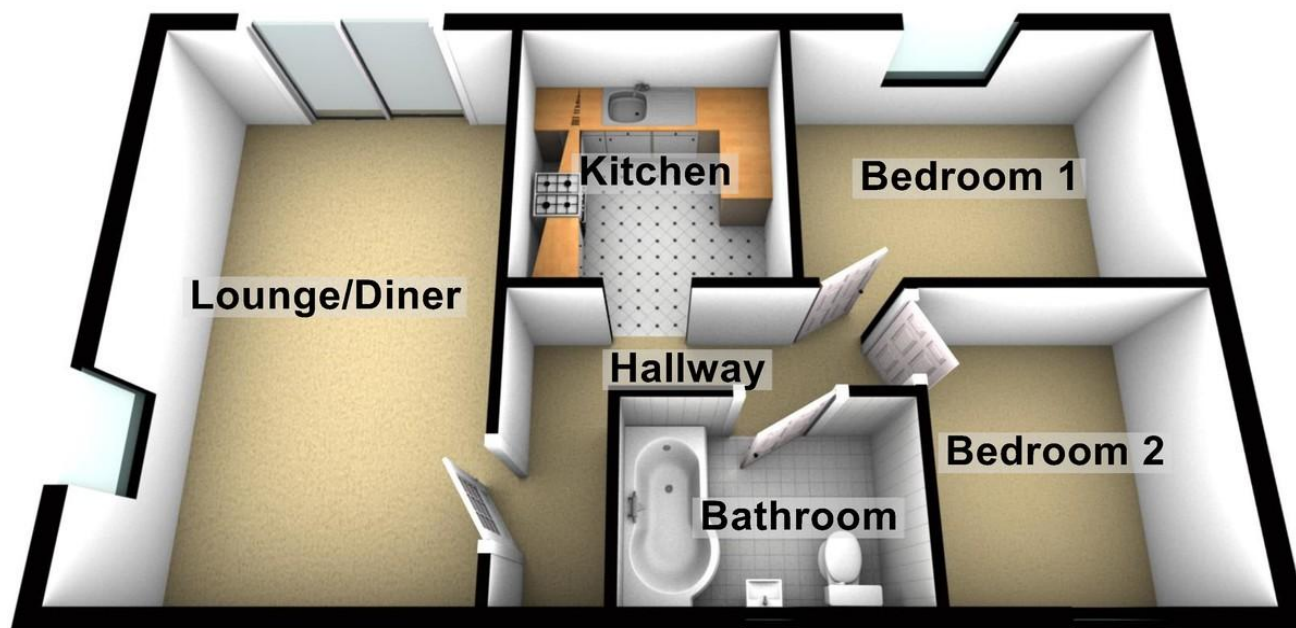
Sewage - Mains - Thames Water

Heating - Gas Central Heating - Octopus Energy

Broadband - Now TV

Mobile Signal and Coverage 02 Vodafone Three EE

## First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 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