



- STUDIO FLAT
- GROUND FLOOR
- RECENTLY REFURBISHED
- LOUNGE/KITCHEN

Howard Close, Waltham Abbey, EN9 1XB

PRICE: £180,000 LEASEHOLD

Benefiting from an extended lease, an opportunity to purchase this recently refurbished ground floor studio flat with separate sleeping area, situated on a popular development within walking distance of the town centre. The property would make a suitable 1st time/investment purchase and is being offered CHAIN FREE



Property Description

Howard Close is a popular development being within of the town centre with its historic Market Square with an assortment of shops and eateries and bi-weekly market.

Junction 26 of the M25 motorway is within easy access, whilst Waltham Cross mainline BR station and Epping and Loughton underground stations are within driving distance for direct access into central London and beyond.

Larsens Park and the picturesque Abbey Gardens are within walking distance for those recreational activities.

The property itself has been recently refurbished to include a new kitchen with appliances and a modern shower room.

The accommodation comprises an entrance hall with a built in cupboard, and provides access to the open plan lounge/kitchen and shower room.

The open plan lounge/ kitchen overlooks the front elevation with laminated flooring, and a range of high gloss wall and base units with contrasting work surfaces and appliances. Additionally there is an electric heater and an entryphone.

A separate sleeping area with fitted wardrobes is accessed from the lounge.

A modern shower room which is fully tiled with a shower enclosure, close coupled WC and wash hand basin complete this property.

Externally there are communal parking areas and communal gardens.





Being offered chain free an internal viewing is strongly recommended.

ENTRANCE HALL

OPEN PLAN LOUNGE/KITCHEN

19' 00" x 10' 5 Max" (5.79m x 3.18m)

BEDROOM

8' 10" x 6' 10" (2.69m x 2.08m)

SHOWER ROOM

6' 5" x 5' 1" (1.96m x 1.55m)

COMMUNAL PARKING AREAS

COMMUNAL GARDENS

CHARGES AND TENURE

Council Tax Epping Forest District Council Band B

Leasehold 189 Years unexpired

Management Charge £1044 Per Annum

Ground Rent - Nil

UTILITIES AND SUPPLIERS

Electricity – Mains – Octopus Energy

Water – Mains Thames Water

Sewage – Mains – Thames Water

Heating – Electric

Broadband – None at the property

Mobile Signal Vodafone EE THREE O2

Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 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