



**Neal Court, Waltham Abbey EN9 3EH**

**welcome to**

## **Neal Court, Waltham Abbey**

William H Brown are pleased to market a first/top floor first floor apartment which is in excellent condition throughout, making it ideal for first time buyers or investors. Further benefits include a long lease, low charges, multiple storage cupboards and loft access.

### **Accommodation Comprises Of: Entrance Hall**

Laminate floor, three storage cupboards, entry phone system, radiator, loft access.

### **Lounge**

16' 5" x 10' 2" ( 5.00m x 3.10m )

Double glazed window to rear aspect, two radiators, fitted carpet.

### **Kitchen**

8' 6" x 8' 5" ( 2.59m x 2.57m )

Double glazed window to front aspect, tiled floor, a range of wall and base units with complimenting worktops over, plumbing for washing machine, combi boiler, storage cupboard.

### **Bedroom 1**

13' 1" max into wardrobe x 7' 3" ( 3.99m max into wardrobe x 2.21m )

Double glazed window to rear aspect, laminate floor, radiator, built in wardrobes.

### **Bathroom**

Double glazed window to front aspect, tiled floor, part tiled walls, wash hand basin, wc, electric power shower, paneled bath with mixer tap handheld shower attachment.

### **Exterior**

On street parking.





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## Neal Court, Waltham Abbey

- First / Top floor apartment
- Double bedroom with built in wardrobes
- Long lease, low charges
- Excellent condition throughout
- Ample storage

Tenure: Leasehold EPC Rating: C

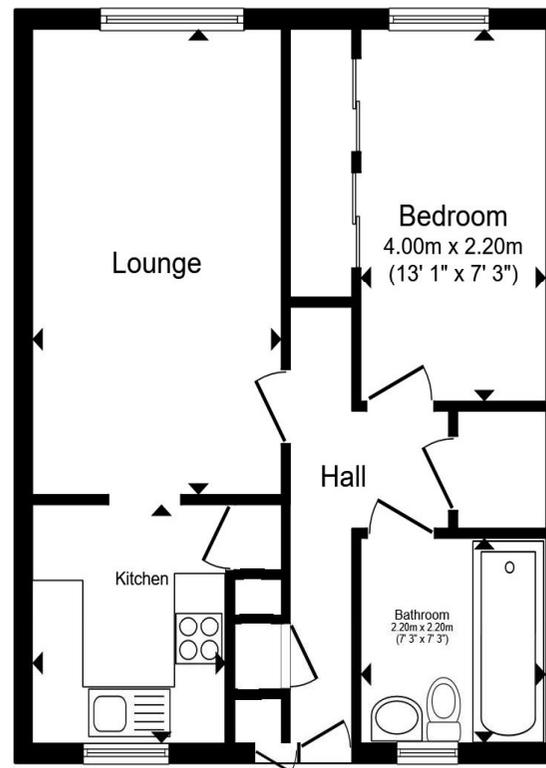
Council Tax Band: B Service Charge: 675.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Sep 2003.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £200,000



Total floor area 46.6 m<sup>2</sup> (502 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
BRX109504 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01992 464174**



[Broxbourne@williamhbrown.co.uk](mailto:Broxbourne@williamhbrown.co.uk)



47 High Road, BROXBOURNE, Hertfordshire,  
EN10 7HX



[williamhbrown.co.uk](http://williamhbrown.co.uk)