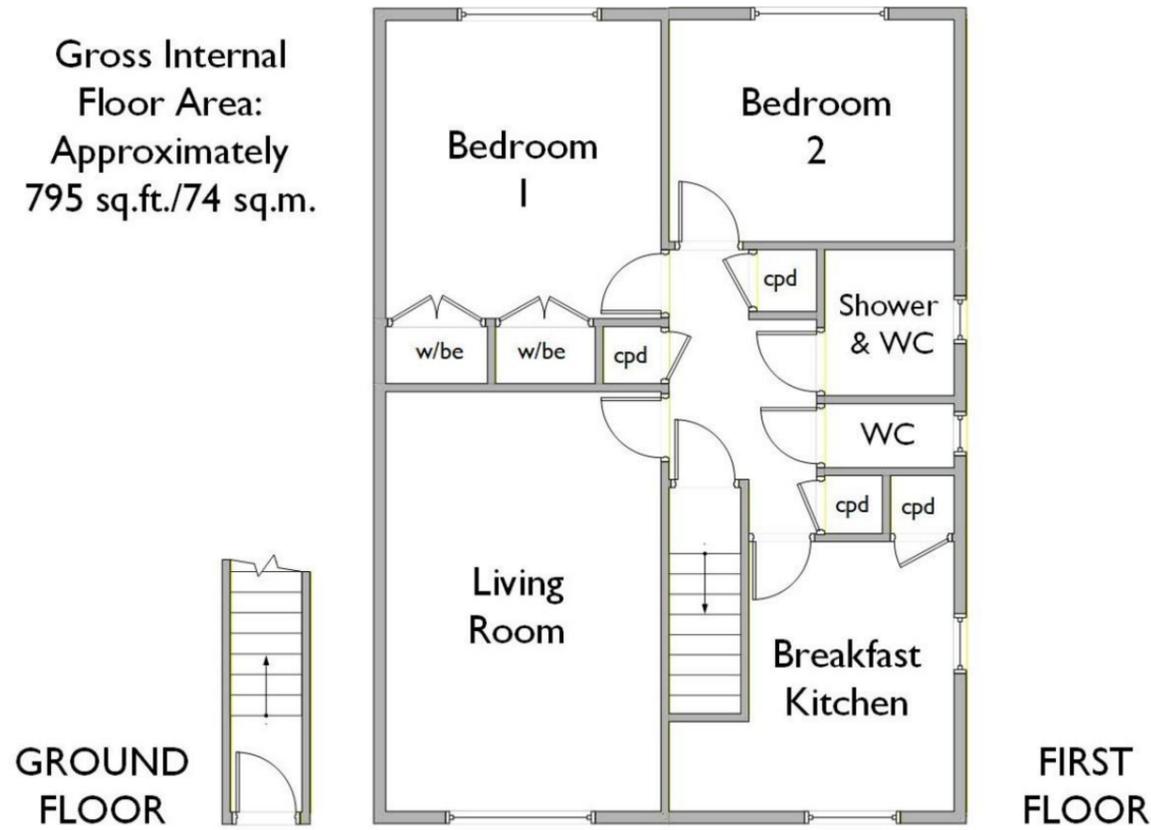


Gross Internal Floor Area:
Approximately
795 sq.ft./74 sq.m.



Stevenette

FREE MARKET APPRAISAL

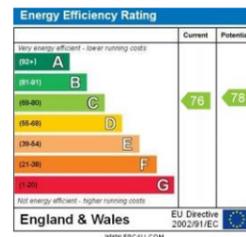
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

FINANCIAL SERVICES

If you require a mortgage to purchase this or any other property, we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

MEASUREMENTS

ALL MEASUREMENTS ARE APPROXIMATE TO THE NEAREST INCH AND ARE GIVEN FOR INFORMATION AND GUIDANCE PURPOSES ONLY.



5a Simon Champion Court, 232-234 High Street, Epping, Essex, CM16 4AU
Tel: 01992 563090
Email: enquiries@stevenette.com

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Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.



**17 Leaview
Waltham Abbey, EN9 1BJ
£325,000**



EXTERIOR

A path leads to the side of the building and a gate opens to a west-facing block-paved garden area enclosed by fencing. Planted borders and beds. A good size brick-built shed attached to the main building offers storage of garden furniture etc.

GARAGE

A single garage is positioned in a block less than 50 metres or so away.

TENURE

We understand the property to be leasehold - Share of Freehold. The lease commenced in November 2018 with a duration of 999 years (992 years unexpired). Vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

SERVICES

All mains services are understood to be connected. No services or installations have been tested.

BROADBAND

It is understood that Fibre Optic Broadband is available in this area.

COUNCIL TAX

Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'C'.

SERVICE CHARGE

A maintenance fee of £750 per year is payable in respect of maintenance of the communal grounds, buildings insurance and a 'sinking fund'.



- Smartly Presented
- Fitted Kitchen
- Ample Storage

- Double Glazing
- Gas Central Heating
- Residents Parking Bays

Viewing is available strictly by appointment with Stevenette and Company LLP 01992 563090

Offered with NO ONWARD CHAIN, this first floor self-contained maisonette offers extremely light, bright and spacious accommodation that, with its own PRIVATE GARDEN, will suit a wealth of different buyers' needs. The property stands in an enviable position in a quiet corner of the development and its garden is west facing and literally overlooks the River Lea - an ideal setting for either relaxing or for summer barbecues! Leaview is perfectly placed for the many shops, amenities and eateries of the town as well as the major transport routes. A single GARAGE is complemented by on-street bay parking.

GROUND FLOOR

ENTRANCE LOBBY

Directly accessed from outside. Stairs lead up to the:

FIRST FLOOR

HALL

Three storage cupboards.

LIVING ROOM

17' 5" x 11' 7" (5.31m x 3.53m)

BREAKFAST KITCHEN

11' 2" x 8' 7" min (3.4m x 2.62m)

Built-in storage cupboard.

BEDROOM 1

12' 8" x 11' 8" (3.86m x 3.56m)

Two sets of built-in wardrobes.

BEDROOM 2

11' 11" x 9' 7" (3.63m x 2.92m)

SHOWER & WC

SEPARATE WC

