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Osprey Road, EN9 3TY



Offers In Excess Of £250,000 Leasehold



****VIEWINGS ARE STILL PERMITTED DURING JANUARY 2021 LOCKDOWN RESTRICTIONS****

(GUIDE PRICE £250,000 - £260,000)

***** NEW LEASE *****

KINGS GROUP Waltham Abbey are happy to present this 2 bedroom first floor flat to the market. Upon entering the property via the secure intercom system you are greeted by a good size hallway. The living room is bright and airy benefiting from a bay window

Situated just a 2 min drive to J26 of the M25 and just 10 mins to Waltham Cross British Rail station you are perfectly placed for commuting. Also just a 5 min drive to Waltham Abbey's historic market town square and all the amenities it's quaint pedestrianised high street has to offer. The living room is bright and airy benefiting from a bay window. The kitchen is finished with a wood base and eye level units, roll top work surfaces and tiled back splashes. The master bedroom is a superb size double with built in storage. Bedroom two is another excellent size double with ample space for freestanding storage. The bathroom is partially tiled and finished with a white three piece suite.

Boasting a long lease and reasonable ground rent and service charge. This property also benefits from allocated parking.

Call 01992 652 006 to arrange your viewing and avoid disappointment.

HALL 6'10 x 7'3

LIVING ROOM 15' x 12'

KITCHEN 7' x 8'

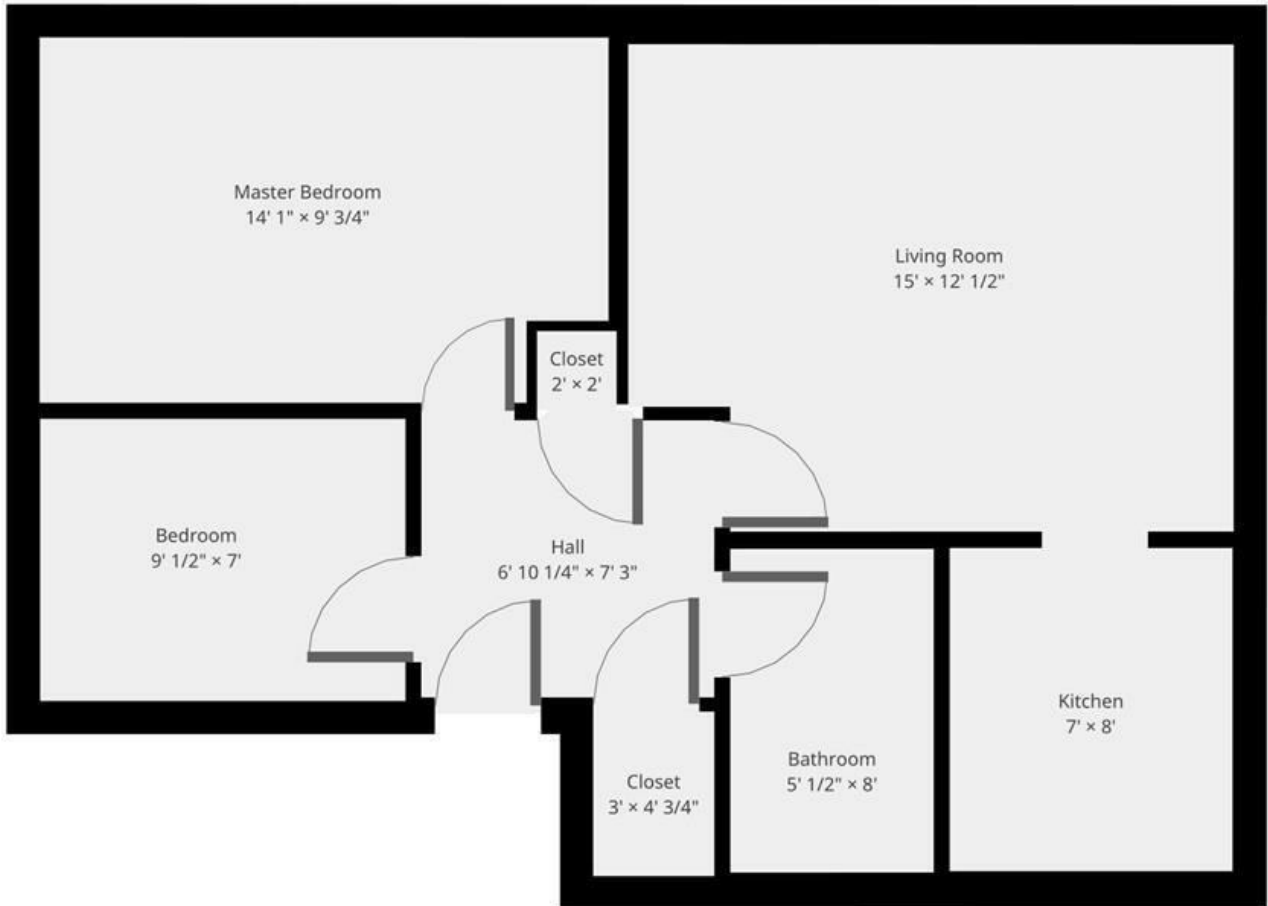
BEDROOM 14'1 x 9'3

BEDROOM 9' 7'

BATHROOM 5' x 8'

OWNERS COMMENTS

Ground Floor



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |

("These details are correct at time of going to press").

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.

