

**KEY FEATURES:**

- \*Two bedrooms
- \*First floor
- \*Stunningly presented
- \*Chain Free
- \*Town Centre location
- \*Electric heating
- \*Brand new modern finishes
- \*Approx 1.5 miles to train station

**Vendor Advises:**

- Lease = 250 years
- No ground rent
- Draft service charge: TBA (£1,840.00 pa)

**Entrance:**

Communal entrance; stairs to first floor; Front door to flat

**Reception: 15' 5" x 10' 1" (4.70m x 3.07m):**

Reception opens to kitchen

**Kitchen: 8' 2" x 6' 6" (2.49m x 1.98m):**

Open to reception: Fitted wall and base units, oven & hob, fridge/freezer, washing machine, extractor, sink/drain, sky lights

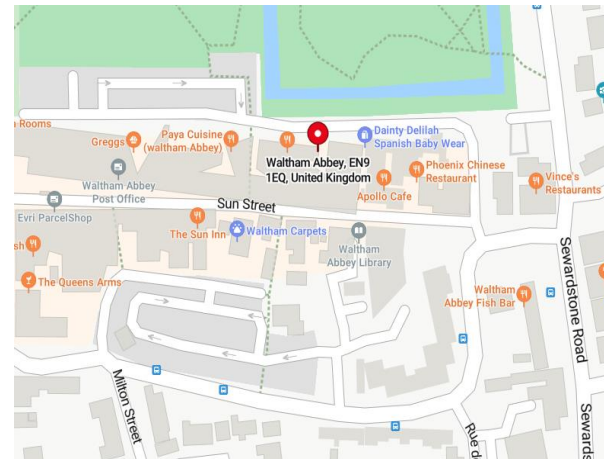
**Bedroom 1: 15' 6" x 8' 6" (4.72m x 2.59m):**

Sky light

**Bedroom 2: 12' 3" x 8' 1" (3.73m x 2.46m):**

Sky light

**Bathroom: 7' 8" x 5' 4" (2.34m x 1.62m)**



**A Bit about Waltham Abbey**

Borough : Epping Forest District Council  
County : Essex

**Waltham Abbey**

Situated in the south west of Essex, Waltham Abbey is north of London between the River Lea and Epping Forest. The leafy and hilly surroundings enhance the village feel. A vast array of character period properties are progressively combined with modern high specification developments.

With its diverse independent retailers and high street stores accompanied with good schools and parks this vibrant location ensures Waltham Abbey remains a desirable place to reside.

**TRANSPORT**

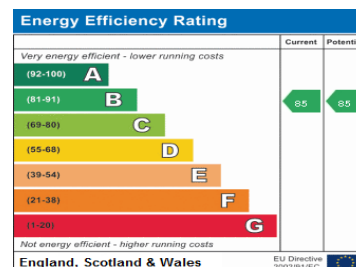
Served by Waltham Cross' British Rail Station and the London underground located in nearby Epping both providing links to Central London. The town is also located on the M25 junction allowing further easy commuter access.

**SHOPPING AND LEISURE**

A diverse selection of shops, restaurants, bars and cafés accompanied with sport facilities and recreational grounds surround the local area.

**DIRECTIONS**

If you are visiting the office by car you will find parking outside. We are located opposite the town Hall and in front of the historic Abbey



Castles market this block of stunning five new build apartments located in the town centre of Waltham Abbey with brand new modern finishings throughout. This particular property is the only two bedroom. It is located on the first floor with an open plan kitchen living area with sky lights. Close to local shops, eateries and approximately one and a half miles to Waltham Cross' train station.

**Darby Drive  
EN9**

**£269,000 L/H**

