

KEY FEATURES:

- *Chain Free
- *Large studio apartment
- *Top floor
- *Long lease
- *Allocated off street parking
- *Close to train station
- *Ideal investment opportunity

Seller advises:

Lease = 963 years
 Service charge = £119.04 pcm
 No ground rent

Entrance:

Communal entrance; stairs + lift to top floor (4th); front door to hall

Hallway:

Access to reception/sleeping area and bathroom, loft hatch, storage cupboard

Reception/Sleeping Area: 15' 5" x 12' 7" (4.70m x 3.83m):

Access to kitchen

Kitchen: 10' 7" x 7' 8" (3.22m x 2.34m)

Bathroom: 7' 2" x 5' 6" (2.18m x 1.68m)

Parking:

Allocated off street parking space



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

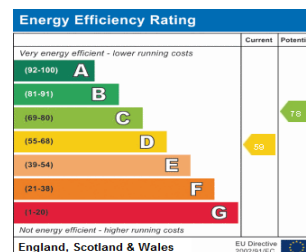
Served by Waltham Cross' British Rail Station and the London underground located in nearby Epping both providing links to Central London. The town is also located on the M25 junction allowing further easy commuter access.

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 chain free top floor large studio apartment with a long lease of approximately 963 years. Comprising a fitted bathroom, kitchen, reception/sleeping area and storage space. Benefits from allocated off street parking and being close to Waltham Cross' train station. Ideal investment opportunity.

**Hardingstone Court,
 Eleanor Way EN8**

£169,500 L/H

