

**The seller advises:**

**Lease= 975 years.**

**Service Charge= £1600 per year.**

**Ground Rent= £25 per year.**

**Entrance:**

Communal front door, communal stairs to first floor; front door to hall

**Hallway:**

2 x storage cupboards, access to reception, kitchen, bathroom and bedrooms

**Reception/Diner: 14' 5" x 22' 1" (4.39m x 6.73m):**

narrowing to 9' 1" (2.77m); Juliette balcony

**Kitchen: 7' 2" x 7' 2" (2.18m x 2.18m):**

White goods

**Bedroom 1: 12' 1" x 13' 5" (3.68m x 4.09m):**

(into alcove / into bay)

**En-suite Shower: 6' 8" x 6' 5" (2.03m x 1.95m):**

(to longest points)

**Bedroom 2: 12' 4" x 9' 9" (3.76m x 2.97m):**

Fitted wardrobes

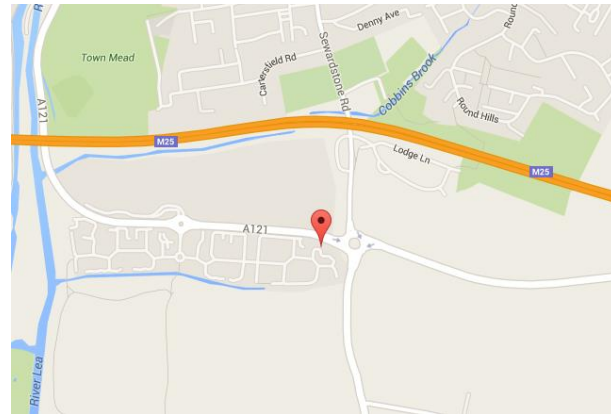
**Bathroom: 6' 5" x 8' 3" (1.95m x 2.51m):**

to longest point

**Parking:**

1 x allocated off street car port

**Communal gardens**



**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 modern and well presented two double bedroom first floor apartment with a Juliette balcony. Benefits from a long lease of 975 years, allocated off street car port parking and many visitor spaces. Comprises a large lounge, dining area, a modern kitchen, an ensuite shower room as well as a family bathroom and ample storage areas. Located on this popular development close to commuter links.

**Foxwood Chase  
EN9**

**£290,000 L/H**

