

KEY FEATURES:

- *Good sized one double bedroom
- *Ground floor
- *Own front door
- *Ample storage space
- *Immaculately presented

Seller advises::

Lease = 108 years
 S/c + G/R = £600 pa (approx)

Entrance:

Own front door to hall

Hall:

2 x storage cupboards plus a walk-in cupboard, access to reception, bedrooms and bathroom

Reception: 10' 9" x 16' 9" (3.27m x 5.10m):

Door to communal gardens and patio area, open to kitchen

Kitchen: 9' 2" x 8' 3" (2.79m x 2.51m):

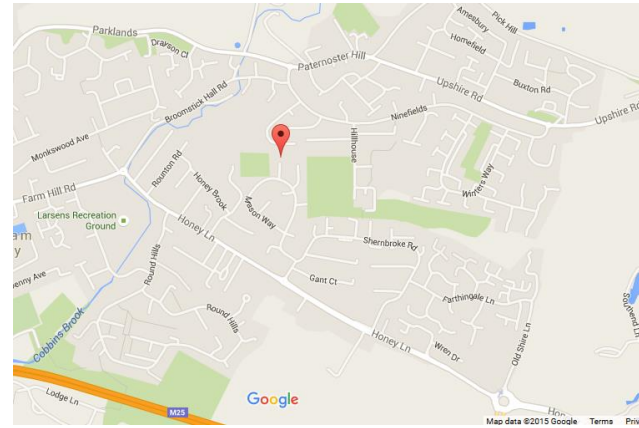
Breakfast bar; opens to reception

Bedroom: 14' 0" x 10' 3" (4.26m x 3.12m):

narrowing to 10' 0" (3.12m)

Shower Room: 6' 6" x 7' 0" (1.98m x 2.13m)

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 stunning and refurbished chain free, ground floor one double bedroom apartment with direct access to a patio area and communal gardens. Benefiting from being positioned in the corner with its own front door, ample storage space and a long lease of 108 years. Comprising a good sized lounge diner with a patio door, modern kitchen with a breakfast bar and a modern bathroom. Provides gas central heating and double glazed windows. Positioned close to transport links, local shops and fitness centre.

**Newhall Court
 EN9**

£215,000 L/H

