



- CHAIN FREE
- ATTRACTIVE FIRST FLOOR FLAT
- EXCELLENT LOCATION
- GAS CENTRAL HEATING

Osprey Road, Waltham Abbey, EN9 3TY

PRICE: £199,000 LEASEHOLD

FIRST FLOOR one bedroom apartment in an attractive small block on the popular Abbeyfields development. Good size lounge with box bay window and open plan to kitchen. Double bedrooms. Gas central heating, Georgian style glazing, personal LOFT ACCESS. CHAIN FREE



Property Description

Ideally situated in the highly regarded Abbey-fields development we offer this attractive one bedroom first floor apartment. Abbey-fields is well located for the commuter being close to the M25 intersection and local bus routes for access to neighbouring towns which provide a train service into London.

This particular property is set within a small block of four flats and offers resident parking and well maintained communal areas. There is personal loft storage within the property and other features to note is that there is full Georgian style double glazing and gas central heating.

The property itself is well presented with an L shaped entrance hall, dual aspect lounge with box bay window, double bedroom, fitted kitchen and bathroom with white suite.

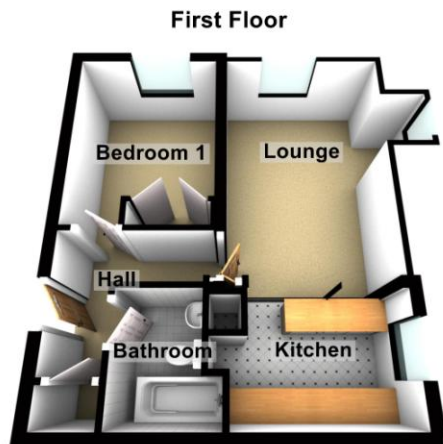
It should be noted the current vendor is in the process of renewing the lease to offer a 125 year term.

Being offer chain free, viewing is highly recommended.





Epc to follow



ACCOMMODATION IN BRIEF COMPRISES:

COMMUNAL ENTRANCE HALLS

Well maintained communal entrance hall accessed via intercom system.

L SHAPED ENTRANCE HALL

7' 9" x 7' 2" (2.36m x 2.18m) Personal loft storage space. Built in storage cupboard

LOUNGE

13' 4" x 11' 9" into box bay (4.06m x 3.58m) Attractive dual aspect room with walk in box bay window. Open plan to kitchen.

KITCHEN

9' 2" x 7' 0" (2.79m x 2.13m)

BEDROOM ONE

8' 7" x 7' 8" (2.62m x 2.34m) Range of fitted wardrobes.

BATHROOM

White suite comprising bath with wall mounted shower, low flush WC, pedestal wash hand basin.

EXTERIOR

Well maintained communal areas

ALLOCATED PARKING

One allocated parking bay (no 52).

CHARGES

Lease: The lease is currently in the process of being renewed to offer 125 years

Ground Rent: £175 per annum

Maintenance: TBC

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements