



Sun Street, Waltham Abbey EN9 1ER
£235,000



- CONVERTED DUPLEX APARTMENT
- EN-SUITE
- FULL RANGE OF INTEGRATED APPLIANCES
- PRIVATE COURTYARD ENTRANCE
- WALKING DISTANCE TO WALTHAM CROSS OVERGROUND STATION
- ONE DOUBLE BEDROOM
- OPEN PLAN RECEPTION WITH KITCHEN
- CLOAKROOM/W.C
- LOCATED IN THE HEART OF WALTHAM ABBEY TOWN CENTRE
- CHAIN FREE - Council Tax Band B



THE PROPERTY

!! CHAINFREE !!

A converted split level 2nd floor flat created from a Grade 2 Listed building in the heart of the historic market town of Waltham Abbey.

The development is accessed via a private entrance on Sun Street leading to the central courtyard/mews.

Upon entering the property you will find an entrance hallway with doors leading to Cloakroom/W.C, open plan living and dining area with contemporary style kitchen which has under unit lighting and incorporates a full range of integrated appliances to include dishwasher, washing machine, fridge, freezer. There is a stairway that takes you to the first floor landing. This leads you to the double bedroom which features Velux windows, storage cupboards and a luxury en-suite bathroom.

Lease is approx. 119 years

Ground Rent £250 per annum

Service charge approx. £1000 per annum

Council Tax Band B

SITUATION

Directions

40 Sun Street, Waltham Abbey, EN9 1EJ

www.duncanphillips.co.uk