



A newly 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.

Upon entering the flat there is a lounge with open plan kitchen and fully integrated units housing dishwasher, washing machine, fridge, freezer. The bathroom is also on this level with WC, vanity unit wash hand basin and bath with shower over and glass shower screen. Stairs lead to the bedroom which has Velux windows.

Lease is approx. 122 years Ground Rent £250 per annum Service charge approx. £1000 per annum

### Bedroom

Double glazed dual aspect dormer windows, built in storage cupboards, spotlights, radiator, carpeted throughout. Restricted headroom.

### Bathroom

Vinyl style flooring, part tiled, low level WC, white panel bath with extendable shower screen, wash hand basin in cupboard housing, uplighters, heated towel rail.

### Hallway

Vinyl style flooring, double glazed window, radiator, doors off to carpeted stairs and door to open plan kitchen/lounge.

### Open Plan Living Room

Vinyl style flooring, dual aspect double glazed windows, radiators, spotlights, open plan kitchen offering a selection of wall and base units with under unit lighting. Integrated appliances including oven, washing machine and fridge freezer. Roll top work

