

8A Sun Street  
Waltham Abbey  
Essex  
EN9 1EE

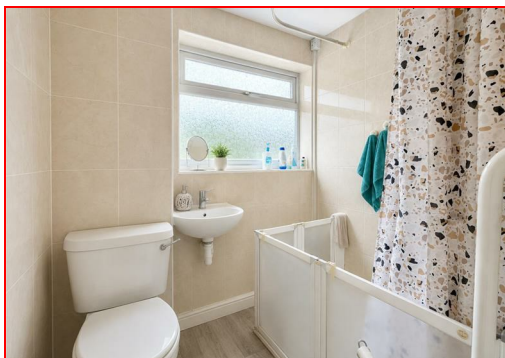
T: 01992 652006  
[www.kings-group.net](http://www.kings-group.net)



## Roundhills, EN9 1UQ



**£275,000 Leasehold**



**SOLE USE OF GARDEN WITH A 940 YEAR LEASE!!!!** Kings are pleased to offer for sale this much sought after 2-bedroom ground floor maisonette. The property boasts a spacious 18' lounge with direct access into the garden. There is a fitted kitchen in white base and eye level trim, 2 double bedrooms and a wheelchair accessible shower room. The exterior consists of a paved garden and has the benefit of having a garage en bloc. Further features of this home are double glazed windows and gas central heating. This property must be viewed to be appreciated call now on 01992 652006

#### **HALL**

**LOUNGE 18 x 13'2**

**KITCHEN 10'10 x 10'7**

**BEDROOM 14' x 10'8**

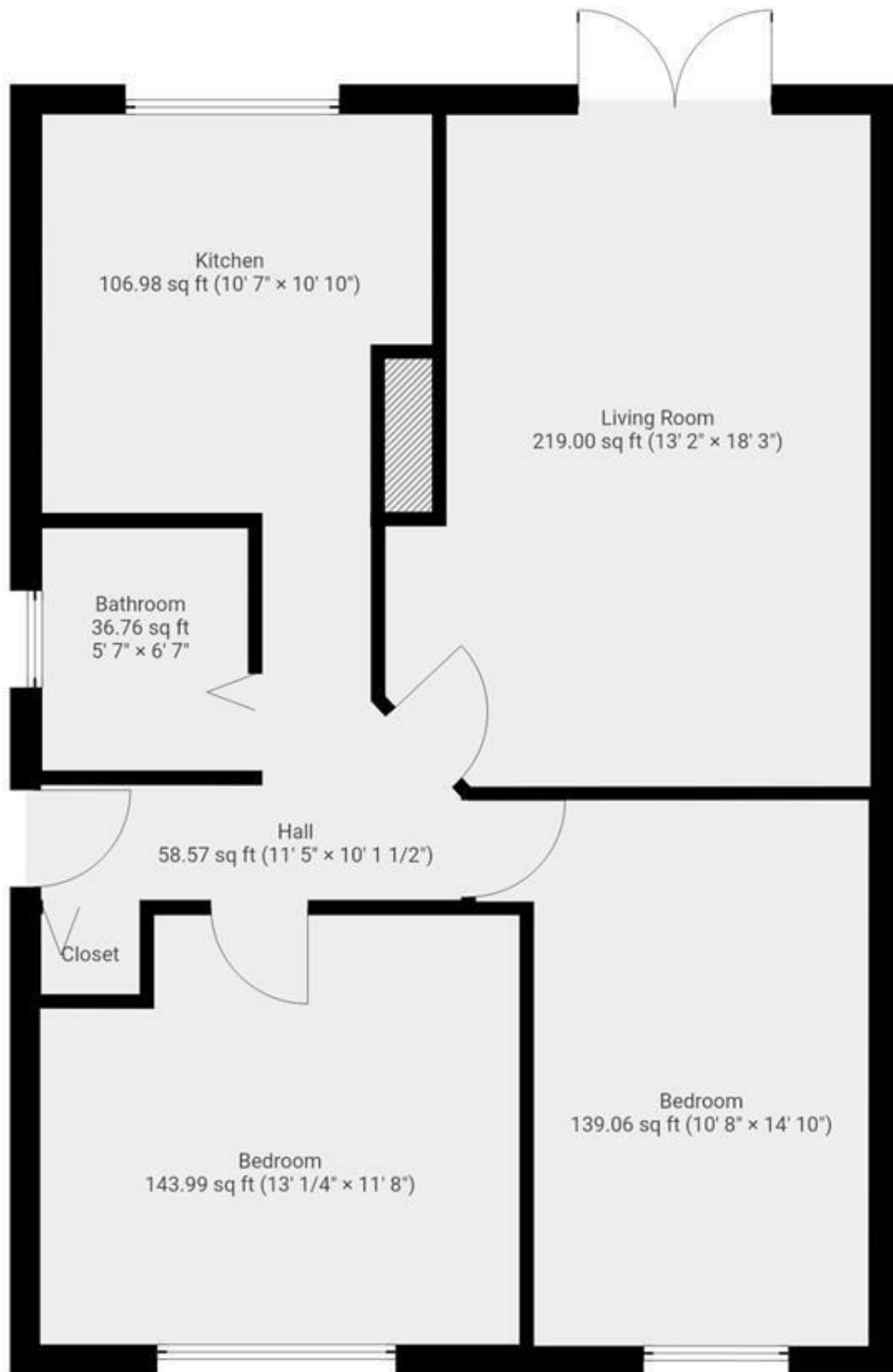
**BEDROOM 13 x 11**

**BATHROOM**

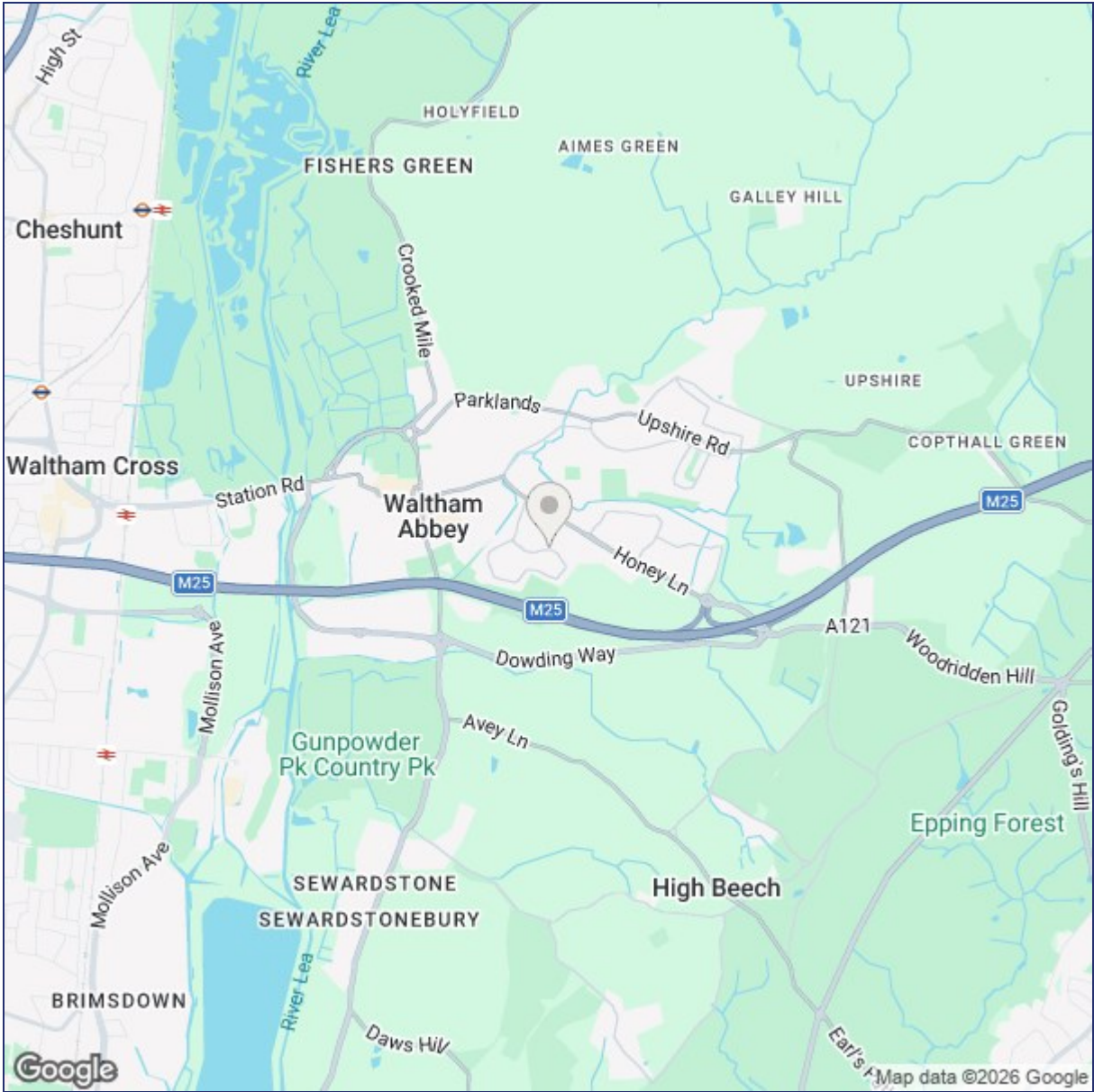
**PRIVATE GARDEN**

#### **DISCLAIMER**

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.
6. **THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. KINGS GROUP NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**
7. This is to confirm that in some instances AI may be used to include furnishings and augmentation of images



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| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |                         |         |           |
|---------------------------------------------|---------|------------------------------------------------|-------------------------|---------|-----------|
|                                             | Current | Potential                                      |                         | Current | Potential |
| Very energy efficient - lower running costs |         |                                                |                         |         |           |
| (92 plus) <b>A</b>                          |         |                                                | (92 plus) <b>A</b>      |         |           |
| (81-91) <b>B</b>                            |         |                                                | (81-91) <b>B</b>        |         |           |
| (69-80) <b>C</b>                            |         |                                                | (69-80) <b>C</b>        |         |           |
| (55-68) <b>D</b>                            |         |                                                | (55-68) <b>D</b>        |         |           |
| (39-54) <b>E</b>                            |         |                                                | (39-54) <b>E</b>        |         |           |
| (21-38) <b>F</b>                            |         |                                                | (21-38) <b>F</b>        |         |           |
| (1-20) <b>G</b>                             |         |                                                | (1-20) <b>G</b>         |         |           |
| Not energy efficient - higher running costs |         |                                                |                         |         |           |
| EU Directive 2002/91/EC                     |         |                                                | EU Directive 2002/91/EC |         |           |
| England & Wales                             |         |                                                | England & Wales         |         |           |

("These details are correct at time of going to press").

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.

