



## Deer Park Way, Waltham Abbey, EN9 3XQ

Asking Price £295,000

- Offered Chain Free
- Spacious Lounge/Dining Room
- Newly Decorated Throughout
- Garage & Parking Available
- Two Bedroom Ground Floor Apartment
- Kitchen With Quartz Worktops & Appliances
- Master Bedroom With Ensuite Shower
- Service Charge £1,911.29 annually / Remaining Lease 99 years

# Deer Park Way, Waltham Abbey, EN9 3XQ

Nestled in the charming area of Meridian Park, Waltham Abbey, this delightful apartment offers a perfect blend of comfort, convenience. which is offered Chain Free and is Share Of Freehold. Spanning an impressive 677 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The bespoke fitted kitchen offers ample storage, fitted appliances and granite worktops. The apartment boasts two bathrooms, ensuring ample facilities for residents and visitors alike, enhancing the overall practicality of the living space.

The property also includes designated parking for one vehicle, a valuable asset in this desirable location. Residents will appreciate the ease of access to local amenities, parks, and transport links, making it an excellent base for exploring the surrounding area.

This apartment presents a wonderful opportunity for those looking to invest in a home that combines character with modern living. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming property your own.



Council Tax Band: D



Lounge Dining

7.46 x 4.07 (24'5" x 13'4")

Kitchen Breakfast Room

3.64 x 2.91 (11'11" x 9'6")

Bedroom One

2.82 x 2.78 (9'3" x 9'1")

Shower Room

2.78 x 2.05 (9'1" x 6'8")

Bedroom Two

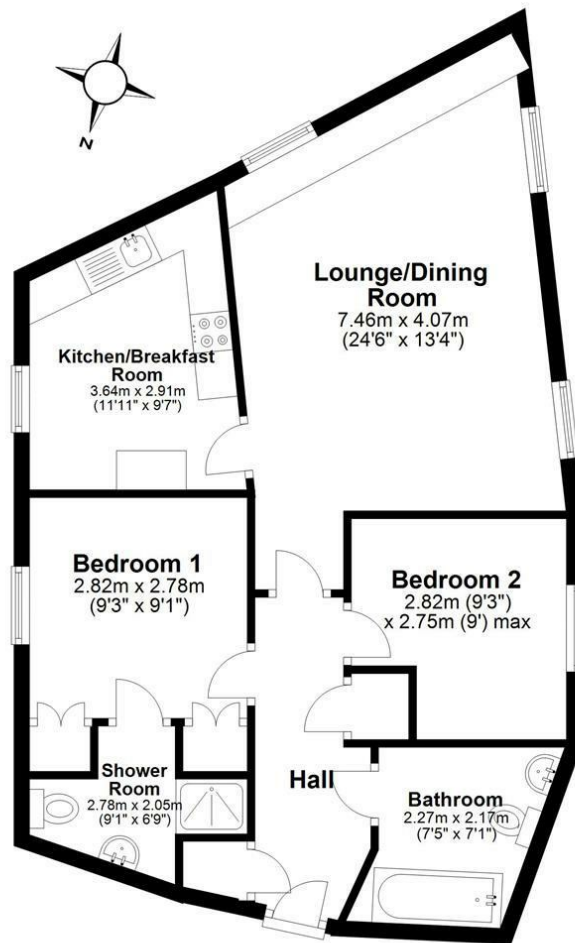
2.82 x 2.75 (9'3" x 9'0")

Main Bathroom

2.27 x 2.17 (7'5" x 7'1")

## Ground Floor

Approx. 62.9 sq. metres (677.0 sq. feet)

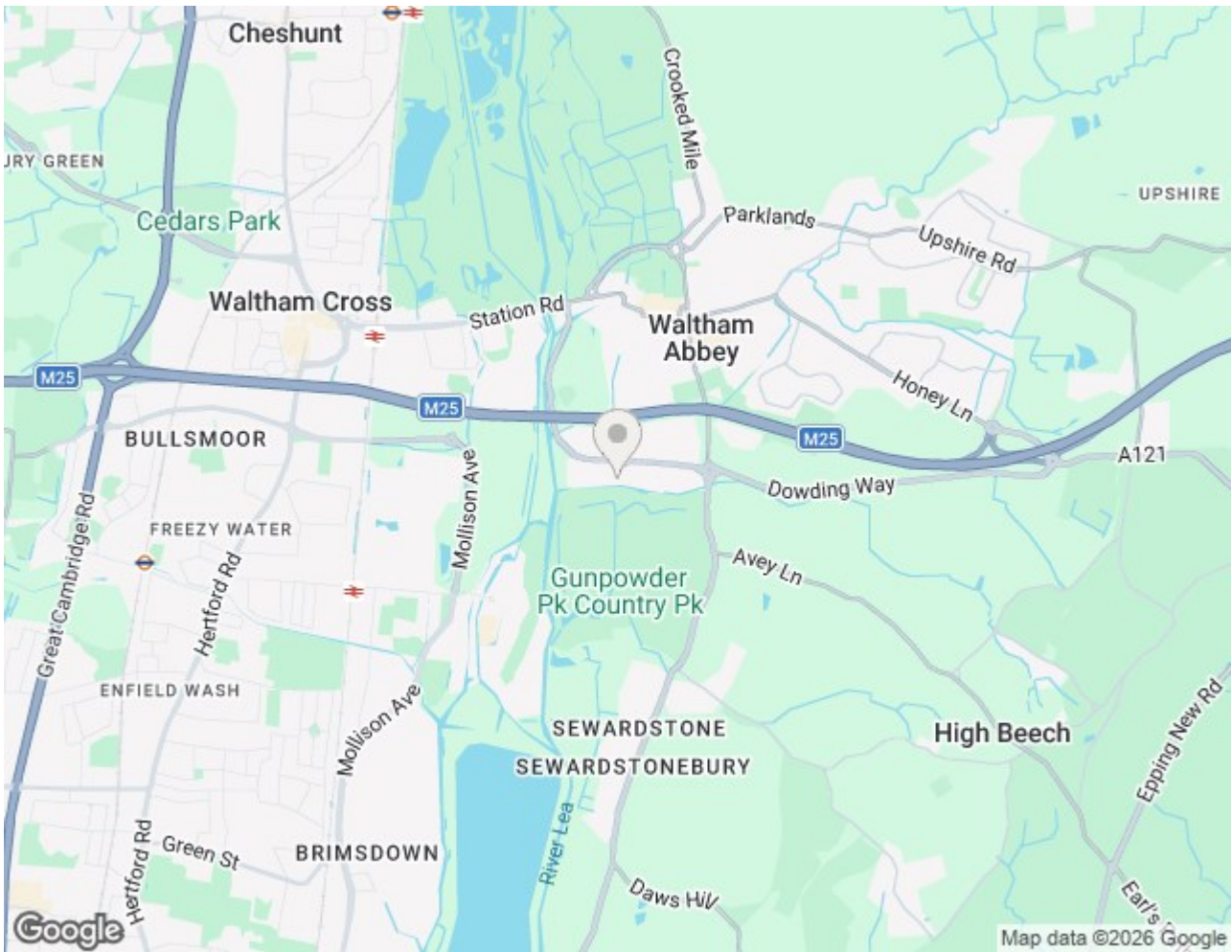


  
**CAPLEN**  
estates

Total area: approx. 62.9 sq. metres (677.0 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

EPC Rating:

C

Council Tax Band

D

## Viewings

Viewings by appointment only. Call 0203 937 7733 to make an appointment.