



## Directions

## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: approx. 37.1 m<sup>2</sup> ... 400 ft<sup>2</sup>

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

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## 5 Osprey Court Osprey Road, Waltham Abbey, Essex, EN9 3RZ

Offers Over £210,000

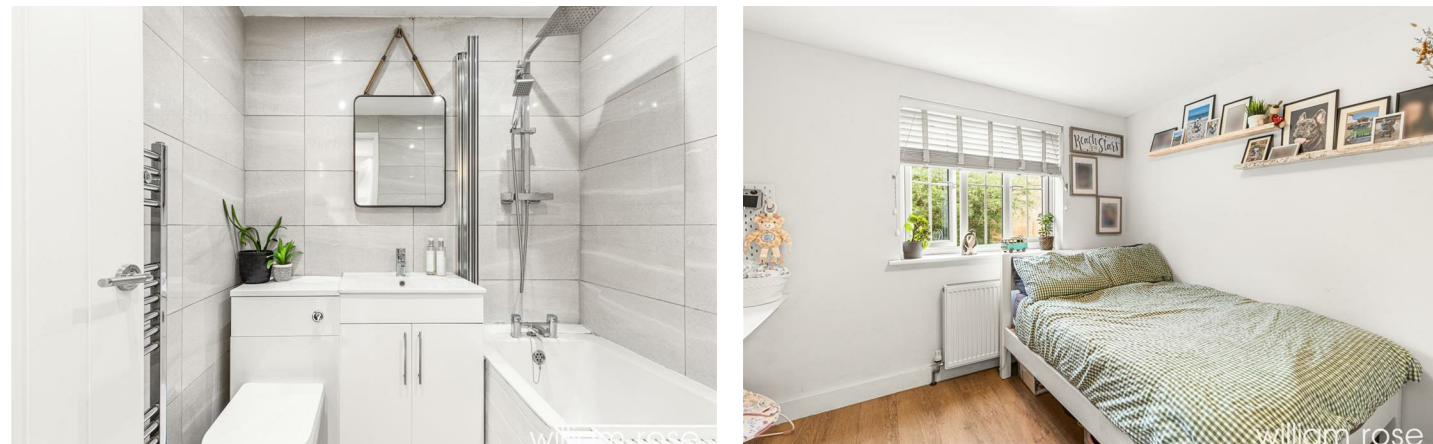
- One bedroom
- Extended 157-year lease
- Communal garden views
- Visitor parking available
- Modern development
- Ground floor apartment
- Immaculately presented throughout
- Allocated parking space
- Lounge/diner
- Ideal first purchase

## 5 Osprey Court Osprey Road, Waltham Abbey EN9 3RZ

Located on Osprey Road, Waltham Abbey, this immaculately presented one-bedroom ground floor apartment offers an excellent opportunity for first-time buyers, downsizers or investors alike. Beautifully maintained and tastefully decorated throughout, the property enjoys picturesque views over the well-maintained communal gardens and benefits from an extended lease of approximately 158 years with no ground rent, offering peace of mind for years to come. The apartment further benefits from allocated off-street parking alongside additional visitor parking within this sought-after modern development.



Council Tax Band: B



Upon entering the apartment, you are welcomed into an entrance hallway providing access to all principal rooms along with excellent storage space throughout. The property features a generous double bedroom with fitted storage, whilst the bright and spacious lounge/diner provides an ideal living and entertaining area with attractive views over the communal gardens. The separate fitted kitchen offers ample cupboard and worktop space, complemented by a modern bathroom suite conveniently positioned off the hallway. The layout has been thoughtfully designed to maximise practicality and comfort, with further potential to install patio doors opening directly onto the communal gardens (subject to the necessary permissions), creating an ideal indoor-outdoor living environment. Further benefits include allocated parking, visitor parking, ground floor positioning, attractive communal gardens and excellent decorative order throughout. Offering both convenience and affordability, this stylish apartment presents a fantastic opportunity to step onto the property ladder in a well-connected residential location.

Osprey Court is ideally situated within Waltham Abbey, a historic market town offering a blend of suburban convenience and green open spaces. Residents benefit from a variety of nearby shops, cafés, restaurants and supermarkets, whilst the town centre provides a charming selection of independent businesses and everyday amenities. The property also offers excellent transport links with convenient access to the M25, A10 and nearby rail stations including Waltham Cross, providing routes into London. For outdoor enthusiasts, the area is surrounded by attractive countryside, Lea Valley Regional Park and a range of leisure facilities, making it an appealing location for both commuters and first-time purchasers.

### Disclaimer

LEASEHOLD

Lease Length: 157 years remaining

Service Charge: £1354 per annum

Ground Rent: £0 per annum

EPC Rating: D

Council Tax Band: B (Epping Forest)

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.