

Total Area: 67.9 m<sup>2</sup> ... 731 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only.

Kitchen/Reception Room  
24'10" x 12'11"

Bedroom  
11'9" x 11'1"

Bedroom  
11'9" x 7'4"

Bathroom  
7'1" x 6'6"

Balcony  
8'7" x 4'8"



| Energy Efficiency Rating                    |             | Current                 | Potential |
|---|-------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92 plus) A |                         |           |
|   | (81-91) B   | 83                      | 83        |
|   | (69-80) C   |                         |           |
|   | (55-68) D   |                         |           |
|   | (39-54) E   |                         |           |
|   | (21-38) F   |                         |           |
| Not energy efficient - higher running costs | (1-20) G    |                         |           |
| England & Wales                             |             | EU Directive 2002/91/EC |           |



## MARINA COURT, WALTHAM ABBEY

### Offers In Excess Of £345,000 Leasehold 2 Bed Apartment



#### Features:

- Two Bedroom Apartment
- Third Floor
- Approx. 781 Square Foot
- Moments from Lea Valley Country Park
- Private Balcony
- Short Walk to Waltham Cross Station
- Private Parking Space
- Views Looking Over The River Lea

Bright and modern, this two-bedroom apartment benefits from having an open plan living space and a private balcony, all immaculately finished with stylish touches throughout.

As for beyond, the Waltham Cross location means you've got a great choice of amenities, greenery and transport options, including the West Anglia Main Line trains which can whizz to Liverpool Street in 19-25 mins

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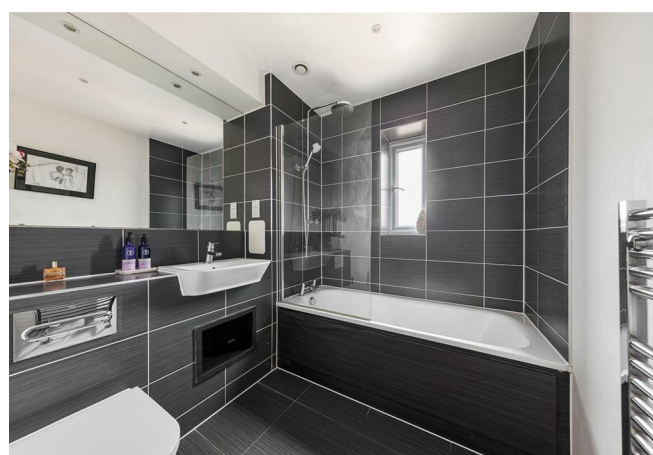
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#### IF YOU LIVED HERE

You'll love the generous proportions of your purpose-build home – and you'll really appreciate how it's been designed with modern living in mind, all 781 square feet of it.

Thanks to your third floor positioning, the whole apartment gets an extra sense of tranquility from the sprawling views of nature. As well as being more energy efficient, the lofty height also ensures plenty of natural light.

The open plan kitchen/living room is bright and spotless, with sleek flooring sweeping its length. There's plenty of space for working, eating, relaxing and socialising, and during warmer months your private balcony will become an extension of your living space. The kitchen fittings are smart and modern – and there's ample storage space, so cooking will be a joy.

The two bedrooms are both doubles, and one has in-built storage. The modern bathroom is off the spacious hallway, where you'll also find more in-built storage, perfect for keeping clutter at bay.

As for the location, nearby you've got the picturesque Lea Valley Country Park, where you'll really enjoy the riverside strolls. The historic Waltham Abbey Gatehouse and Bridge is a short stroll away, as is the Epping Forest District Museum, so you've got lots of culture, dotted with plenty of eateries too.

#### WHAT ELSE?

- Drivers are just a few minutes from the M25, although it's far enough away that it won't impact on the peace and quiet.
- As well as Lea Valley Country Park, you've got the tranquil Waltham Abbey Gardens nearby.
- You've got some excellent sports facilities in the area, from the Waltham Abbey Driving Range to the Lee Valley White Water Centre. Prepare to be active!



#### A WORD FROM THE OWNER...

"Living in Marina Court has enabled me to have the best of both worlds. A slice of cosy and quiet county living with only a short commute into central London. Some of my favourite things about the property and the location are: Marina view with access to canal and canal hiking trail, strong sense of community amongst Marina Court residents, 12 minute walk to Waltham Cross station, 30 minutes from Waltham cross into London Liverpool Street and Stratford International, 20 minutes to Northumberland Park (Tottenham Stadium), 25 minutes to Meridian Water (drumsheds) and Tottenham Hale (Victoria line), 40 minutes to Stanstead airport, sunset film studios being built currently - due to complete 2026, nature reserve and Lee valley white water rafting centre a 5 minute walk over the road, sun street farmers market on weekdays and weekends, home to David Beckham's favourite pie and mash shop - Tony's Pie and Mash! and a tesco extra a 20 minute walk or 5 minute drive away."

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