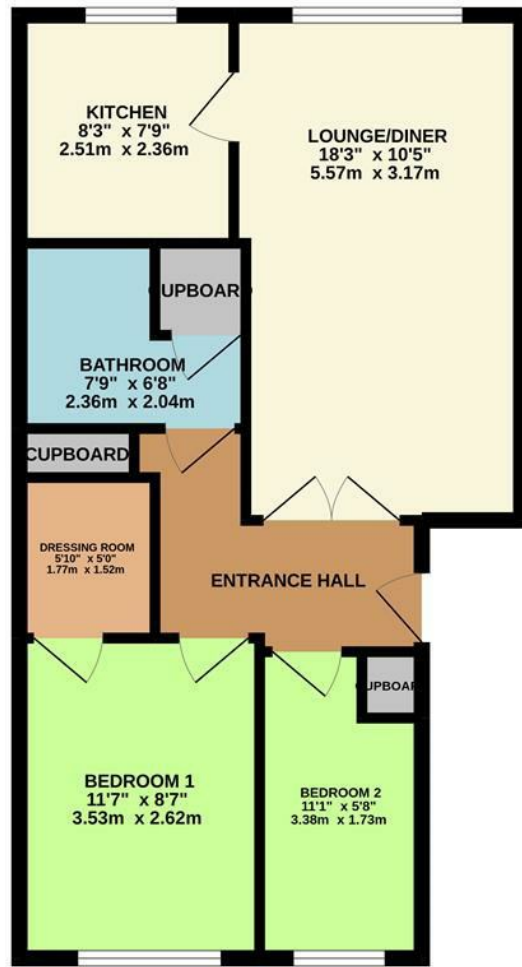


GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA: 562 sq.ft. (52.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	72
(55-68) D	77
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



Leasehold
EPC Rating C
Council Tax Band C
Lease Term 189 Years From December 1986
Service Charges £204 Per Month Including The Ground Rent

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

CHURCHILL
estates

To view call **020 8529 5500**
Email northchingford@churchill-estates.co.uk

Spacious two bedroom ground floor retirement flat situated in this quiet modern development.

CHURCHILL
estates



Riverside Court, North Chingford, E4 7UN
£220,000 Leasehold



To view call **020 8529 5500**
Email northchingford@churchill-estates.co.uk



RETIRE IN PEACE!!! Beautiful two bedroom ground floor retirement flat which is situated in this quiet modern development in the sought after North Chingford location. The property which is being offered with no onward chain benefits from an on site manager, 24 hour emergency pull cords, communal lounge, attractive communal gardens, modern kitchen and bathroom, dressing area, parking and we feel would be an ideal way to retire.

EPC Rating C

Council Tax Band C

Lease Term 189 Years From December 1986

Service Charges £204 Per Month Including The Ground Rent

