

Spacious one bedroom first floor retirement flat - On site house manager - Communal lounge - Peaceful development - security entryphone system - No onward chain - 24 hour emergency pull cords - Attractive communal gardens.

Lease Term: 99 Years From June 1987 | Service Charges £218.96 Per Month | Ground Rent: Nil

**CHURCHILL**  
estates



**Riverside Court, North Chingford, E4 7UN**  
£100,000 Leasehold



To view call **020 8529 5500**  
Email [northchingford@churchill-estates.co.uk](mailto:northchingford@churchill-estates.co.uk)



RETIRE IN PEACE!! We are delighted to offer this SPACIOUS ONE BEDROOM FIRST FLOOR RETIREMENT FLAT FOR THE OVER 60'S which is tucked away in this modern development in the sought after North Chingford location. The property which is being offered with NO ONWARD CHAIN benefits from OWN FRONT DOOR, ON SITE HOUSE MANAGER, EMERGENCY PULL CORDS, COMMUNAL LOUNGE, ATTRACTIVE COMMUNAL GARDENS, PARKING BAYS and we feel would be an ideal way to retire.

EPC Rating C

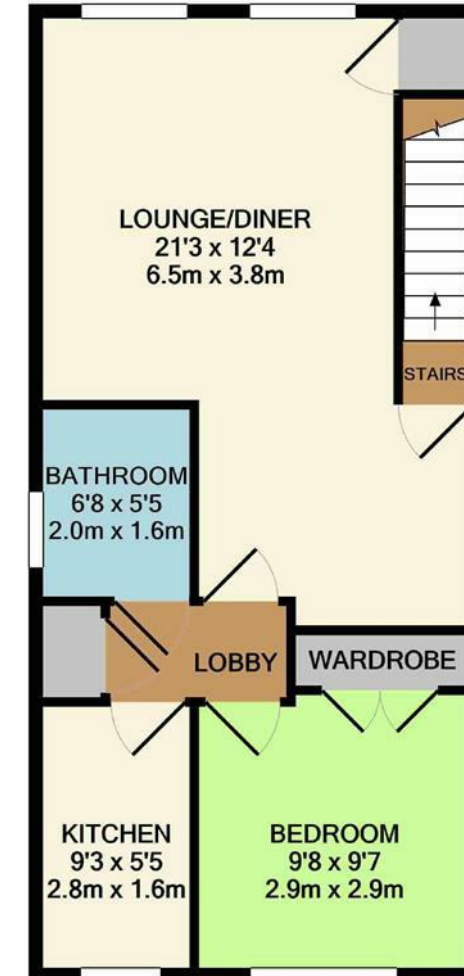
Council Tax Band C

Lease Term 99 Years From June 1987

Service Charges £218.96 Per Month Which Includes The Ground Rent



GROUND FLOOR  
APPROX. FLOOR  
AREA 39 SQ. FT.  
(3.6 SQ. M.)

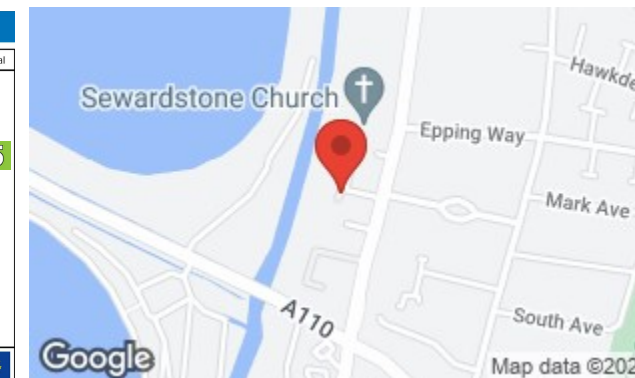


1ST FLOOR  
APPROX. FLOOR  
AREA 489 SQ. FT.  
(45.4 SQ. M.)

TOTAL APPROX. FLOOR AREA 528 SQ. FT. (49.0 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.

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