



TOTAL APPROX. FLOOR AREA 406 SQ.FT. (37.7 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
Made with Metropix ©2016

Council: Waltham Forest | Council Tax Band: C | Floor Area: 406.00 sq ft

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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.

CHURCHILL
estates



CHURCHILL
estates

Ellen Court, North Chingford, E4 6PT
£190,000 Leasehold

Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **020 8529 5500** Email: **northchingford@churchill-estates.co.uk**



RETIRE IN PEACE!!! Spacious one bedroom ground floor retirement flat for the over 55's which is situated in the heart of North Chingford and only a short walk to all local amenities including the main line station and local bus routes. The property which is being offered with no onward chain benefits from on site house manager, twenty four hour emergency pull cords, communal lounge, laundry room, gated car park, security entry phone system, new 990 year lease being created, attractive communal gardens and we feel this would be an ideal way to retire.

EPC Rating C

Council Tax Band C

New 990 Year Lease To Be Created

Service Charges £369.88 Per Month Which Includes The Ground Rent

