

Spacious one bedroom ground floor purpose built flat which is only moments away from the main line station - Garage En Bloc - No Onward Chain - Superb Potential - Long Lease - Ideal First Purchase - Security Entry Phone System.

Lease Term: 999 Years From March 1975 | Ground Rent: Nil | Service Charges £1710 Per Annum

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Mallard Court, North Chingford, E4 7UE
£290,000 Leasehold - Share of Freehold



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



GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



LOCATION WITH POTENTIAL!!! Spacious ground floor purpose built flat which is situated in one of North Chingford's most prestigious locations and is only moments away from the main line station. The property which is being offered with no onward chain offers superb potential and benefits from garage en bloc, long lease, share of freehold security entry phone system and we feel would make an ideal first purchase.

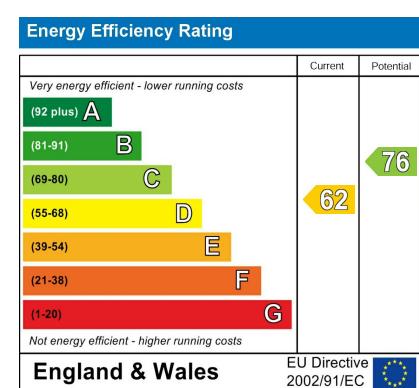
EPC Rating D

Council Tax Band C

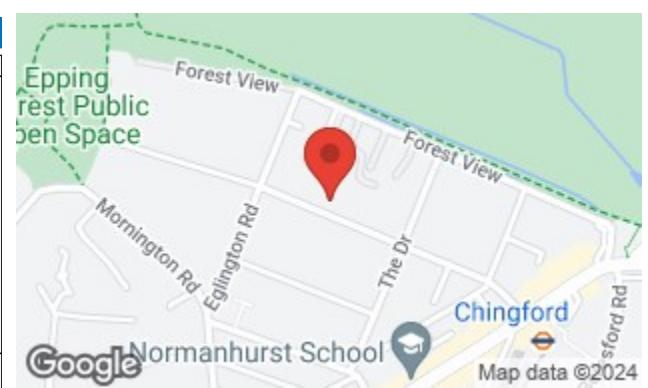
Lease Term 999 Years From March 1975

No Ground rent

Service Charges £1710 Per Annum



TOTAL FLOOR AREA : 493 sq.ft. (45.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms etc. are approximate and operability is not guaranteed for all items, unless otherwise stated. The floorplan 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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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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