

LOOK!! LOOK!! LOOK!! Superbly spacious two double bedroom split level flat which is situated in this modern development and is within walking distance to the main line station.
LEASEHOLD, COUNCIL TAX BAND D, LEASE TERM 125 YEARS FROM JANUARY 1995, GROUND RENT £420 PER ANNUM, SERVICE CHARGE £1132 PER ANNUM.

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The Croft, E4 6EZ
£325,000 Leasehold

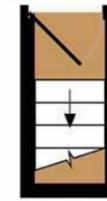


To view call **020 8529 5500**
Email northchingford@churchill-estates.co.uk

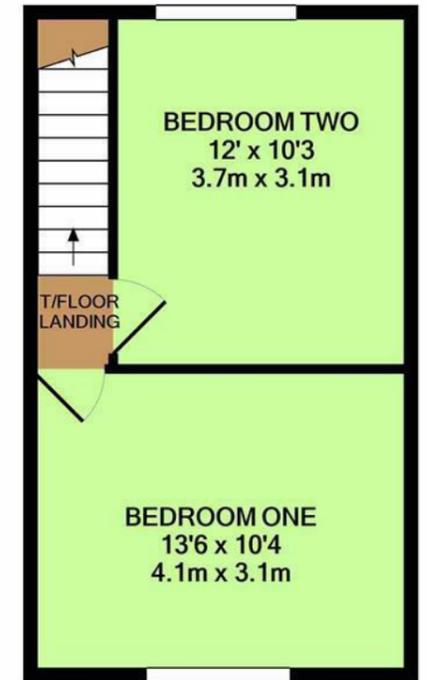
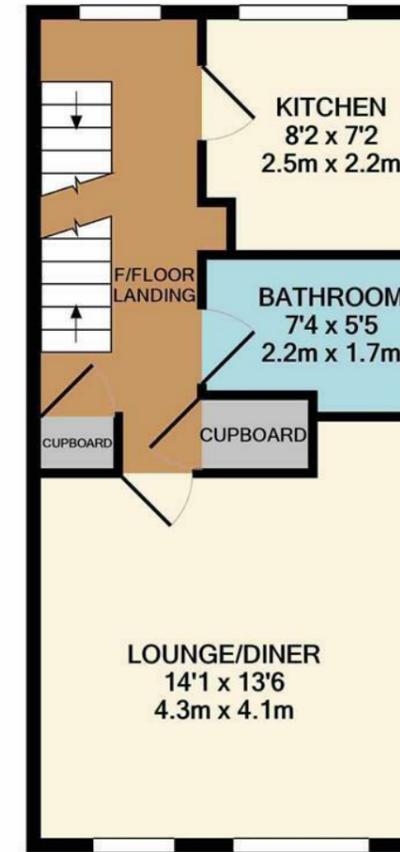


Bathroom

LOOK!! LOOK!! LOOK!! We are delighted to offer this SUPERBLY SPACIOUS TWO DOUBLE BEDROOM SPLIT LEVEL FLAT which is situated in this modern development and is within WALKING DISTANCE OF THE MAIN LINE STATION. The property which is being offered with NO ONWARD CHAIN benefits from OWN FRONT DOOR, ALLOCATED PARKING SPACE, COMMUNAL GARDENS and we feel would make an IDEAL FIRST PURCHASE. COUNCIL TAX BAND D, LEASE TERM 125 YEARS FROM JANUARY 1995, GROUND RENT £420 PER ANNUM, SERVICE CHARGE £1132 PER ANNUM.



GROUND FLOOR
APPROX. FLOOR
AREA 17 SQ.FT.
(1.6 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 286 SQ.FT.
(26.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 360 SQ.FT.
(33.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 663 SQ.FT. (61.6 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	71
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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