

| 1 Bedroom First Floor Apartment | Well Maintained Modern Block | 93 Year Lease | Allocated Parking Space | Phone Entry System | Beautiful Communal Gardens | 16ft lounge / Diner | 14ft Bedroom | North / South Chingford Boarders |

Lease remaining 93 Years

Service Charge (inc Ground Rent) £1056 p.a

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Magnolia Lodge, Chingford, E4 6SX

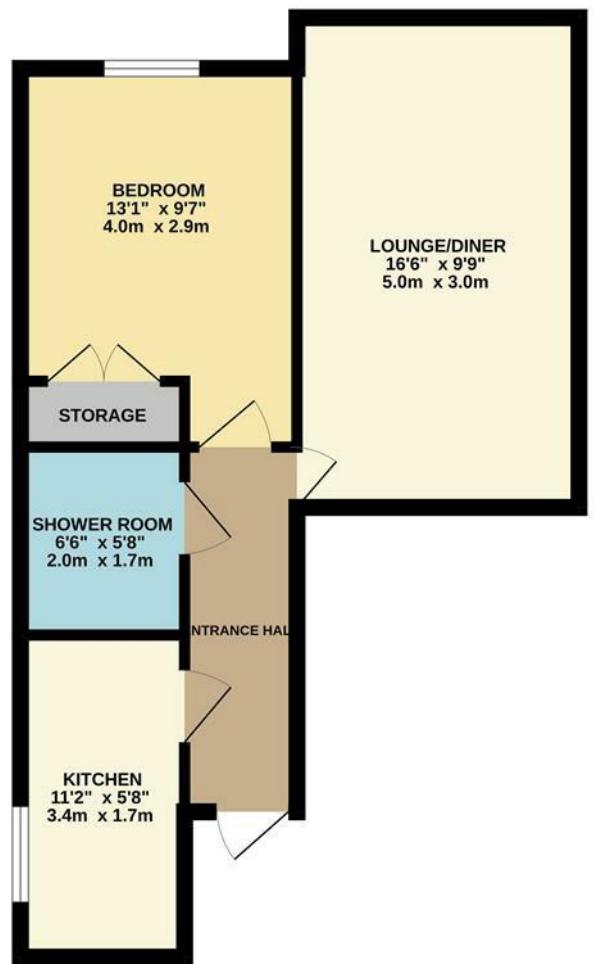
Offers In The Region Of £265,000 Leasehold - Share of Freehold



To view call **020 8524 0000**
Email southchingford@churchill-estates.co.uk



GROUND FLOOR



Asking Price £275,000.

A spacious 1 bedroom first floor apartment located on the North / South Chingford boarders and offering allocated parking and communal gardens. The property itself is being sold with a share of the freehold with a 93 year lease, 14ft bedroom, 16ft lounge / diner, shower room and a 9ft kitchen. The property would make an ideal first time purchase and is likely to be very popular so early viewings are highly advised.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and any other items are approximate and not guaranteed. No responsibility is accepted for any errors, omissions or mis-statement. This 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		
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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