



FIRST FLOOR
525 sq.ft. (48.8 sq.m.) approx.

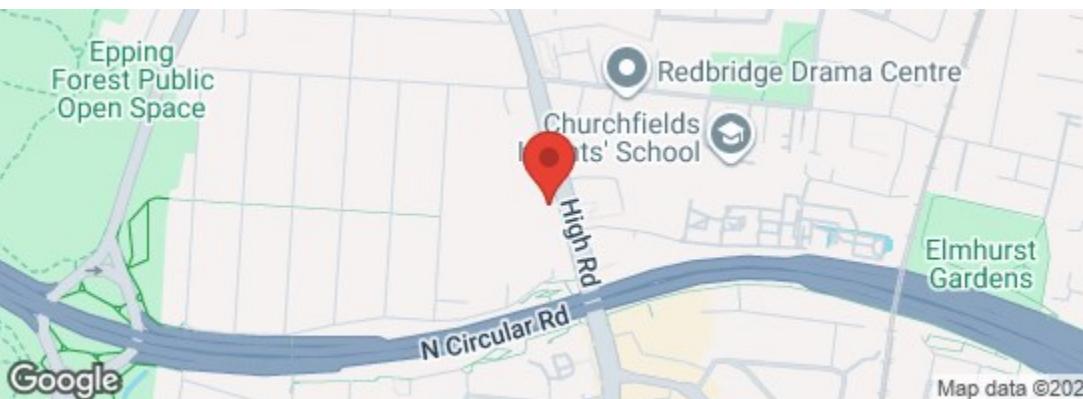


Council: Redbridge | Council Tax Band: C | Floor Area: 484.38 sq ft

Energy Efficiency Rating

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		

Current rating: 83



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

High Road, London, E18 2PD
Guide Price £200,000 Leasehold

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



Request a Viewing: **0208 530 3333** Email: **southwoodford@wearechurchills.co.uk**

CHURCHILL estates



Offered for sale on a CHAIN FREE basis, Churchill estates are pleased to present this well presented purpose built first floor retirement apartment.

This retirement development is for sixty years and over and features a 24 hour emergency call system a visiting development manager, communal residents lounge and communal gardens, laundry room with washing and drying machines as well as a hairdressing salon.

This particular apartment comprises of a bright and spacious lounge with an adjoining modern re fitted kitchen, A double fitted bedroom and a good size bathroom.

The property also features a newly extended lease with 122 years remaining and modern fitted Fischer electric heating.

Location - Ideally located close to local shops, schools and amenities as well as excellent transport links including local bus stops, South Woodford tube station and A406.

The development has a manager on site and a 24 hour emergency Appello call system when the Development Manager is off site.

Lease remaining: 122 years
Service charge: £3,696.34 Per Anum
Ground rent: £272.74 Per Anum

