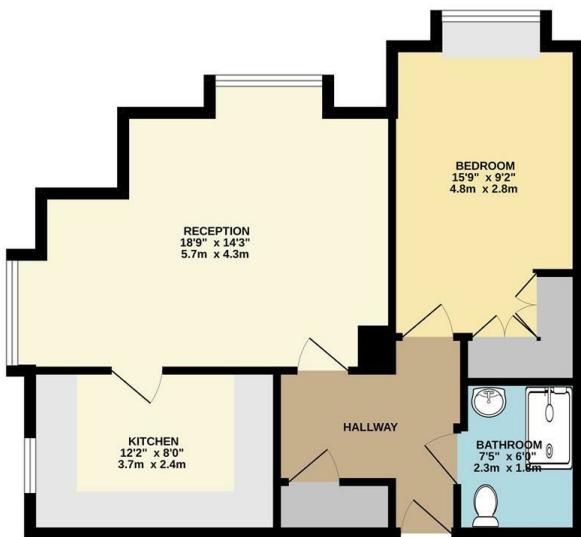




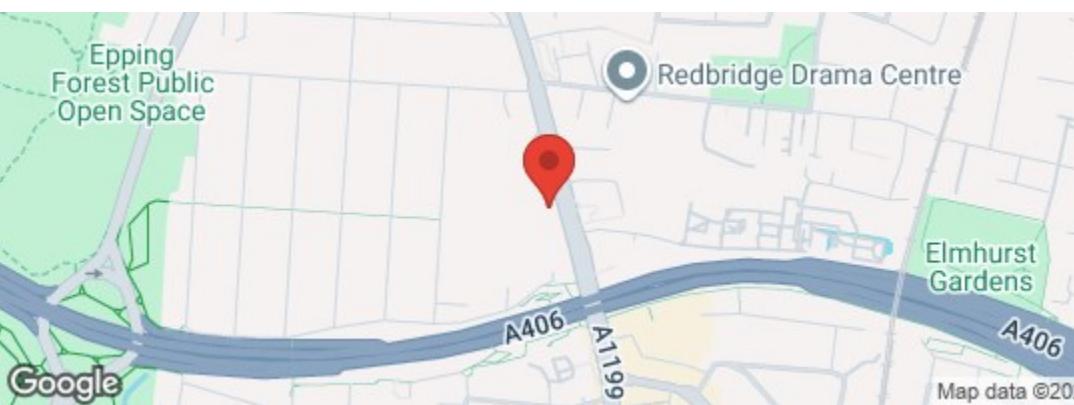
GROUND FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA: 589 sq.ft. (54.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are taken from the main rooms and are not intended to include recesses, built-in cupboards, wardrobes, etc. This plan is for illustrative purposes only and should be used as such by prospective purchasers. The agent has not tested any fixtures and fittings and no guarantee can be given as to their operability or efficiency can be given.  
Made with Homeplan 2020

Council: Redbridge | Council Tax Band: C | Floor Area: 589.00 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	74	81
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

Manor Court Lodge, South Woodford, E18 2PD  
Price Guide £245,000 Leasehold

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



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

**CHURCHILL**  
estates



Guide Price £250,000 -£275,000.

Churchill estates are pleased to present this CHAIN FREE Top floor Double Bedroom Retirement Apartment, located in this conveniently positioned development with multiple High Road amenities close at hand including George Lanes Central Line Station and Waitrose and Sainsburys supermarkets.

Accommodation - This particular apartment features extremely spacious accommodation, commencing a good size entrance hall leading to a Dual aspect Lounger/Diner with adjoining and great size fitted Kitchen, there is also a Double fitted Bedroom and modern Shower room.

Exterior - The property also benefits from a GARAGE en bloc via a secure Gated entrance and the development also boasts pleasant communal lawns.

