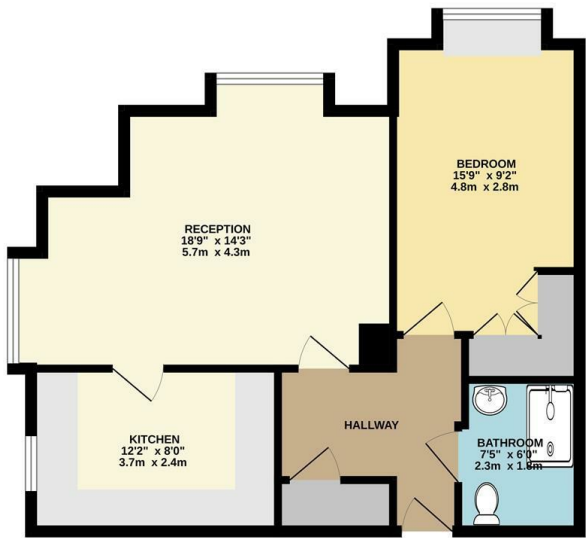




GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA: 589 sq.ft. (54.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the Reception measurement, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and does not constitute a contract for any particular purpose. The actual dimensions and layout may vary from the plan and no guarantee is given as to their accuracy or efficiency can be given.
Made with Floorplan 3D



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

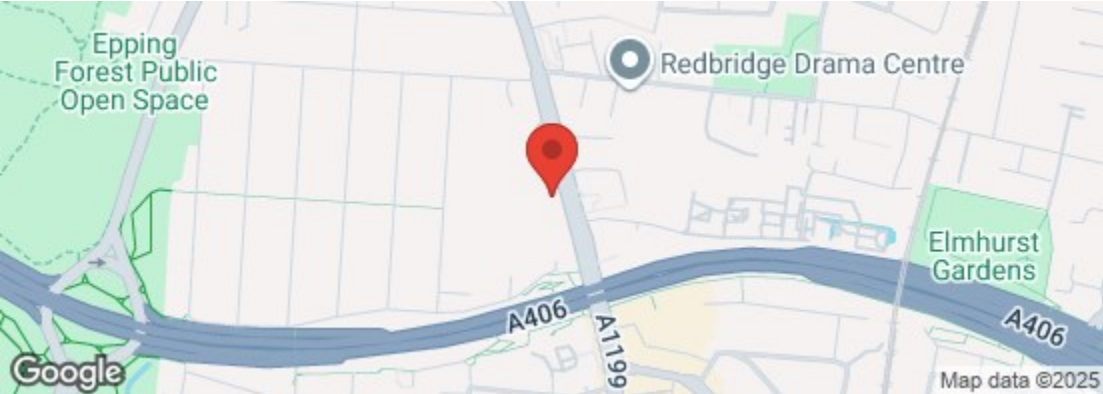
Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1



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

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	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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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.

