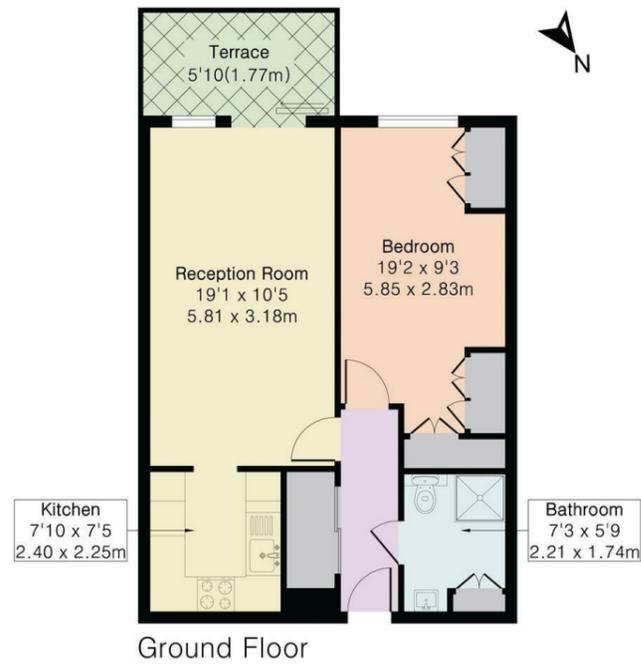




Approximate Gross Internal Area 547 sq ft - 51 sq m



Council: Redbridge | Council Tax Band: C | Floor Area: 547.00 sq ft



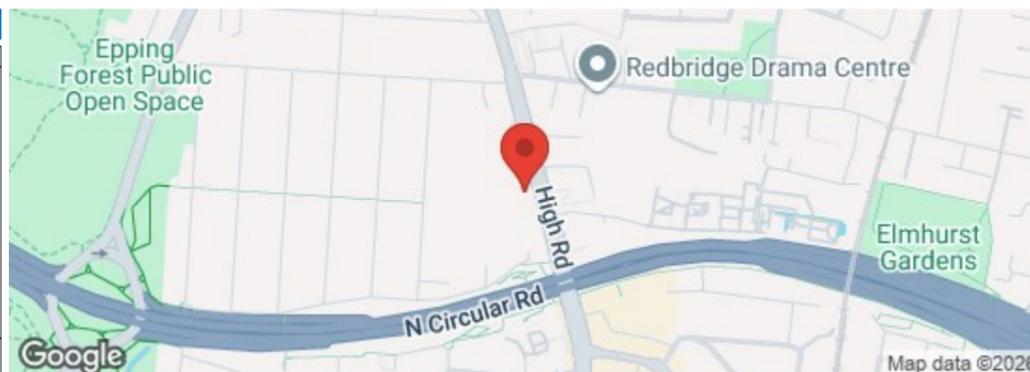
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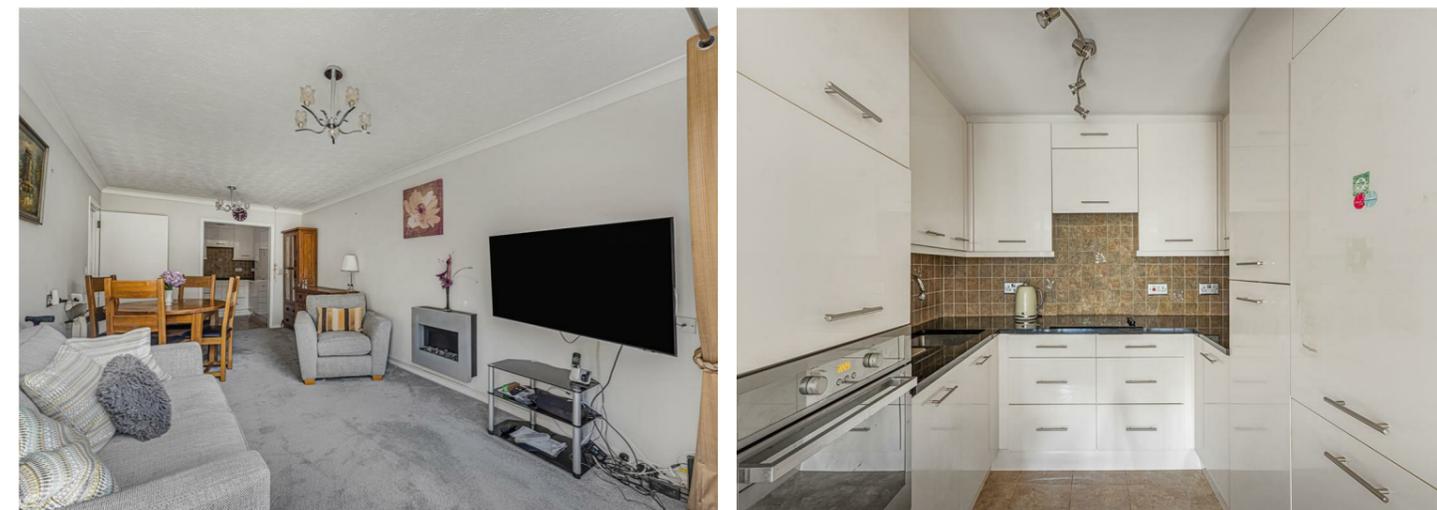
Guide Price £200,000 Leasehold

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

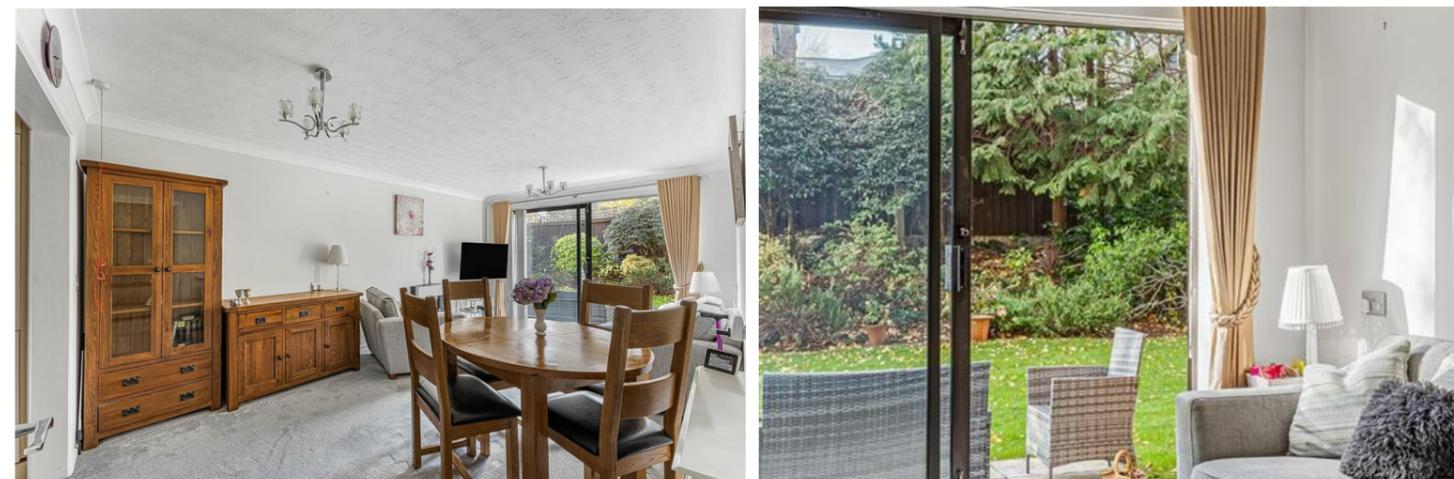
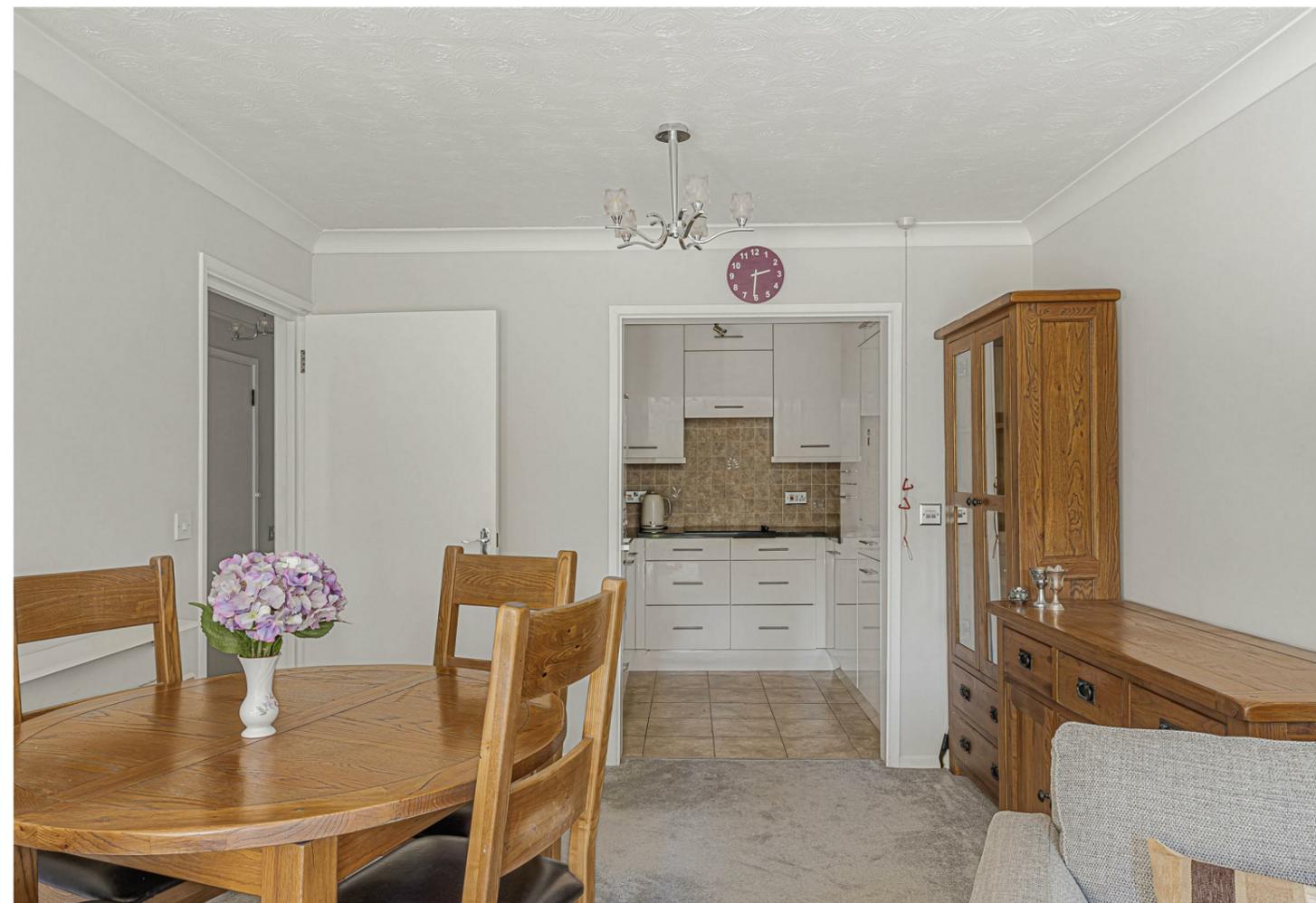


The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information 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 £200,000-£225,000

Churchills are please to offer for sale this well presented and rare to the market this one bedroom CHAIN FREE GROUND FLOOR retirement flat with own access to a patio and communal gardens. The property benefits from a large double bedroom with fitted wardrobes, modern fitted kitchen and modern bathroom. The property is n a great location for local shops and South Woodford tube line.and has an allocated parking space with security gates, lift service and in house manager.

Leasehold 61 Years Remaining  
Service Charge £4484.62 per Year  
Ground Rent £273 Per Year  
Council Tax Band C  
EPC TO FOLLOW