



## Village Heights Chingford Lane, Woodford Green, Essex, IG8 9QQ

**£129,995 Leasehold**

FIRST FLOOR ONE BEDROOM RETIREMENT APARTMENT situated in a sought after development within easy reach of both Highams Park Station and Woodford Central Line Station and close to Highams Park Lake, Woodford High Road, Epping Forest and local shops. There is a lovely communal lounge and kitchen with access to gardens, video security entryphone and NO ONWARD CHAIN. To view this property please call us on 020 8530 4646 to arrange an appointment.



**Communal Entrance**

Security entryphone system. Lift and stairs to all floors. Private door to flat.

**Reception Hallway**

L-Shape. Fitted carpet, two electric radiators, meter cupboard, airing cupboard and separate storage cupboard. Doors to:-

**Lounge/Diner**

20'3" x 12'0" widening to 14'8" (6.177 x 3.669 widening to 4.482)

Double glazed window with forest views, fitted carpet, two electric radiators, feature fireplace and wall light points.

**Kitchen**

7'10" x 6'5" (2.394 x 1.979)

Fitted base and eye level units, work surface area incorporating bowl and a half sink unit with mixer tap, 4 ring electric hob with oven beneath and extractor hood above, tiled splash back, washer/dryer, fridge/freezer and double glazed window.

**Bedroom**

13'5" x 8'7" (4.103 x 2.630)

Double glazed window, fitted carpet and electric radiator.

**Bathroom**

7'6" x 5'6" (2.294 x 1.679)

White suite comprising panel bath with wall mounted electric shower, vanity wash hand basin, w.c. part tiled walls, heated towel radiator and extractor fan.

**Exterior**

Beautiful communal gardens

**Disclaimer**

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of an offer or contract. The agent has not tested any apparatus, equipment, fixtures , fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer cannot assume any information is correct. Photographs of the interior of the property are given purely to give an indication of décor, style etc., and does not imply that any furniture/fittings etc., are included.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
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