

Stevenette



36 Tempus Court
High Road, South Woodford, E18 2QE

Offers In Region Of £825,000

PROPERTY FEATURES

- Penthouse Apartment
- Highly-Desirable Development
- Modernist Architecture
- Good Length of Lease
- Gas Central Heating
- Double Glazing

FULL DESCRIPTION

A stunning penthouse apartment with large terraces to the east, south and west. Tempus Court is a gated and executive lift-served development of apartments in two buildings within beautifully maintained garden grounds. This apartment is located on the top floor of the building that stands at the rear of the site and is wonderfully tucked away to give real tranquility whilst being a short distance from the nearby and vibrant range of restaurants, cafes and shops. South Woodford Central Line station is a short walk away and the apartment has the benefit of two private and secure underground parking spaces. The 3-bedroom accommodation is smartly presented and gives light and bright accommodation that will suit a range of buyers' needs.

COMMUNAL HALL

With a lift leading up to the third/top floor.

ENTRANCE HALL

Two built-in cupboards.

'L'-SHAPED KITCHEN, LIVING & DINING

23' 8" max x 20' 8" max (7.21m x 6.3m)

With full glazed doors to the terrace.

BEDROOM I

13' 9" x 13' 7" (4.19m x 4.14m)

Built-in wardrobe.

EN-SUITE BATHROOM & WC

5' 6" x 5' 2" (1.68m x 1.57m)



BEDROOM 2

13' 9" x 11' 2" max (4.19m x 3.4m)

Built-in cupboards.

BEDROOM 3

13' 1" x 10' 10" (3.99m x 3.3m)

SHOWER & WC

9' 5" x 4' 5" (2.87m x 1.35m)

EXTERNAL

The apartment has a private and substantial terrace to three sides - each offering commanding views and getting excellent sunshine or shade through different times of the day.

PARKING

The apartment has the benefit of two allocated spaces in the underground parking area and further visitor parking is available.

TENURE

We understand the property to be leasehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

The lease started 24 May 2006 and ends 30 June 2130 (so has an unexpired term in the region of 106 years).

SERVICE CHARGE AND GROUND RENT

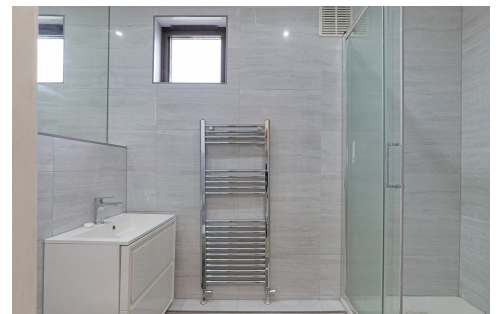
We understand that the current service charge is in the region of £2,753 per year and this includes buildings insurance and management, cleaning and services of the communal areas, maintenance of the lifts and maintenance of the grounds.

Ground rent is understood to be £100 per year.

SERVICES

All mains services are understood to be connected. No services or installations have been tested.



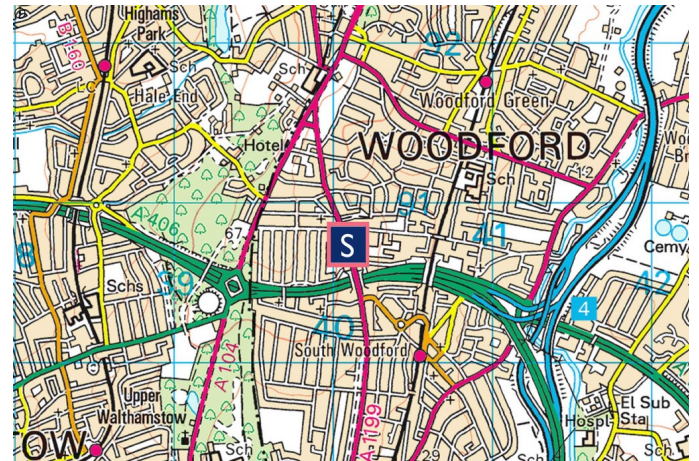
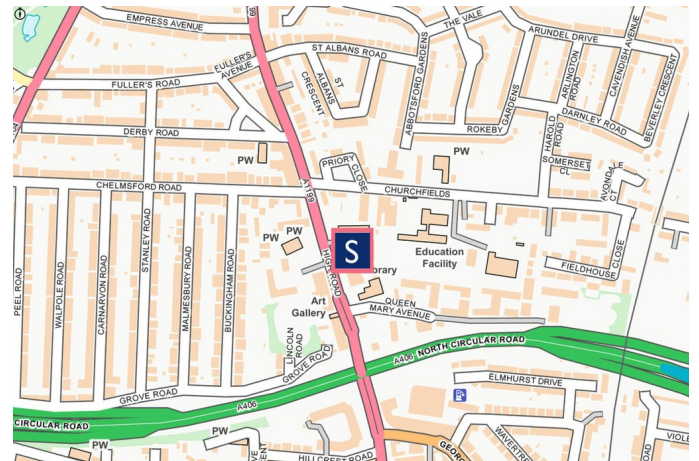
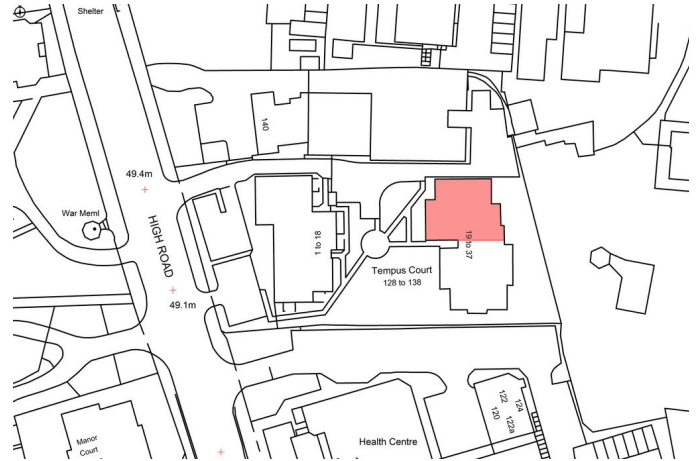


BROADBAND

It is understood that Fibre Optic Broadband is available in this area.

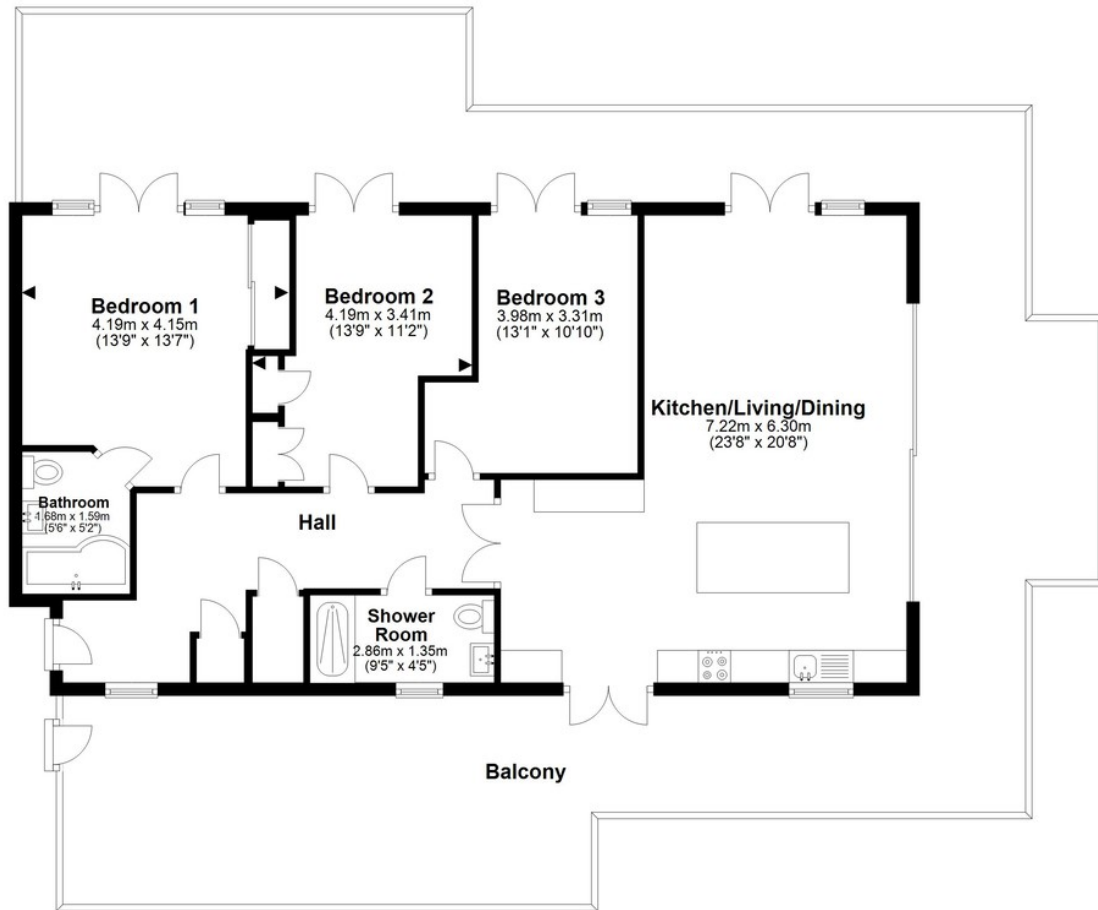
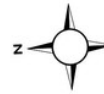
COUNCIL TAX

Council Tax is payable to London Borough of Redbridge Council. The property is shown in Council Tax band 'E'.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Third Floor
Approx. 98.2 sq. metres (1057.1 sq. feet)



Total area: approx. 98.2 sq. metres (1057.1 sq. feet)

PROPERTY PEOPLE PROFESSIONALISM

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements