



Shingly Place North Chingford E4 6AE

10 MINUTE WALK OF CHINGFORD STATION! A luxury two bedroom two bathroom apartment situated in the modern Connect development built in 2014 by Fairview Homes. This highly popular development is situated on the sought after Ridgeway accessible to Station Road and all local amenities. The property is to be sold on a chain free basis.

Asking Price Of £345,000

- Luxury Apartment Built in 2014
- Two Bedroom / Two Bathroom
- Spacious Double Bedrooms
- En suite Shower Room to Master Bedroom
- Chain Free Sale



Property Description

This stunning apartment benefits from an open plan lounge/kitchen area, an en suite shower room to the master bedroom, a further good size double bedroom and an excellent size family bathroom. There is a superb size wrap around balcony coming off the lounge, an allocated parking space, security entryphone system, and communal gardens.

Chingford mainline station (TFL zone 5) is within walking distance of this property, and approximately 25 minute journey to London Liverpool St which interchanges with the Victoria line at Walthamstow. There are many bus routes, some direct to Stratford City and the new Olympic Park and Westfield shopping centre.

Epping Forest, Connaught water lake, and Chingford Golf course are all on the door step of this spacious apartment.

We have been advised by our vendor that the service charges for the property for 2017/18 are £1,727. This includes regular cleaning and maintaining of the communal areas as well as buildings insurance.

ENTRANCE HALL

Large storage cupboard, video entry phone system

LOUNGE

Double glazed patio doors leading out to balcony, carpeted flooring, open plan with kitchen.

KITCHEN

A range of wall and base units, 1.5 stainless steel sink unit with mixer tap, integrated electric hob and oven, fitted extractor fan, integrated washing machine, space for fridge/freezer, spotlights, tiled floor.

MASTER BEDROOM

Double glazed window to side aspect, carpeted floor, radiator

ENSUITE

Shower cubicle, pedestal hand wash basin, low level flush W.C, heated towel rail, tiled floor, opaque double glazed windows, spotlights, extractor fan.

BEDROOM TWO

Carpeted floor, double glazed window to side aspect, radiator, cupboard housing boiler

BATHROOM

Three piece bathroom suite comprising panel enclosed bath, pedestal hand wash basin, low level flush W.C, heated towel rail, tiled flooring, spotlights, extractor fan.

UNDERGROUND PARKING

Allocated secure gated underground parking space for one car. Visitors parking available within the block.



Tenure

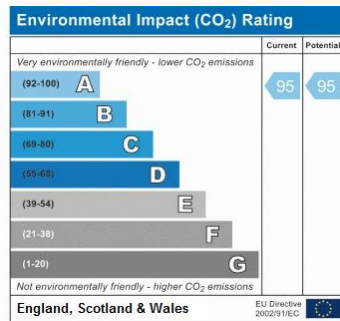
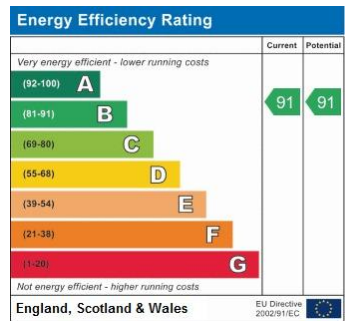
Leasehold 120 Years Remaining

Council Tax Band

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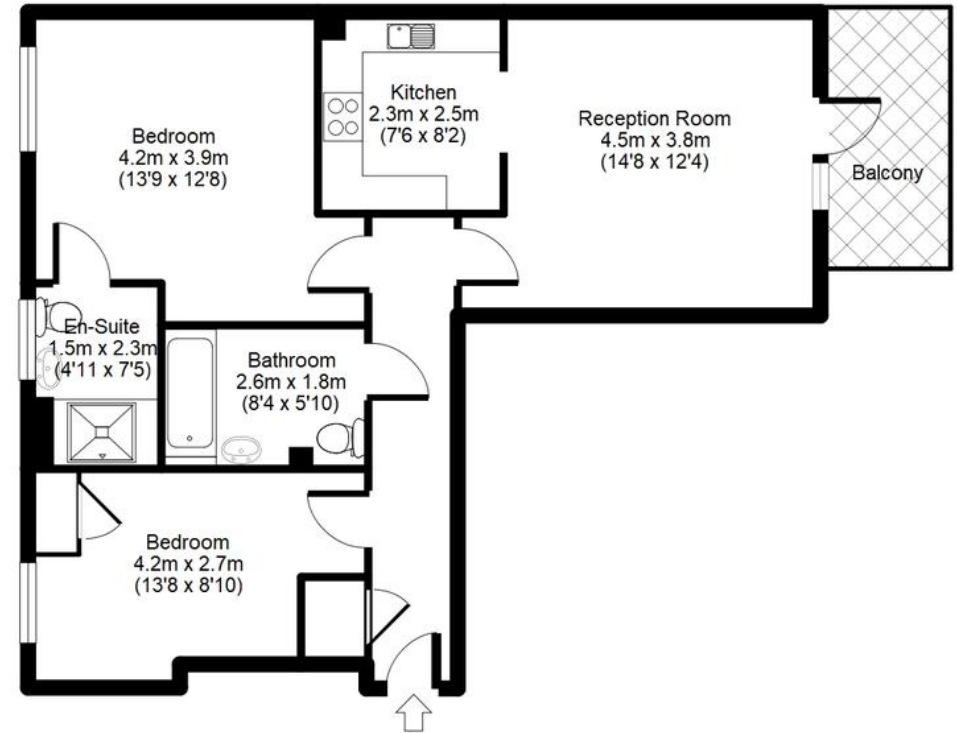
Viewing Arrangements

Strictly by appointment



Shingly Place, Chingford, E4

APPROX GROSS INTERNAL FLOOR AREA: 653 sq. ft / 61 sq. m



For identification purposes
Measurements are approximate



Coultons Chingford

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26 Station Road, Chingford, London, E4 73E

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.