



1-19  
PINEVIEW COURT  
S. THE RIDGEWAY

The Ridgeway, North Chingford, E4 6TL

OFFERS IN EXCESS OF  
£375,000

 **Coultons**



## PROPERTY SUMMARY

Set on the ground floor in this modern purpose built block is this well proportioned two double bedroom apartment. Added benefits include a spacious living room, a separated fitted kitchen, a fitted family bathroom and an en-suite shower room to the primary bedroom, an allocated parking space, double glazing and has central heating.

We have been advised that the remaining lease is approximately 96 years, with an annual ground rent of £265 and an annual service charge of £2100.

Pineview Court, The Ridgeway, is only a short walk to the busy and vibrant shopping area of Station Road with plenty of independent retailers, bars, coffees shops and restaurants offering a vast array of cuisines for dining out. You will also find supermarkets such as Amazon Fresh, Co-op, and Tesco Express. Public transport includes local bus routes and Chingford Overground Station with direct access into Liverpool Street. You can also inter-change on to the Underground at Walthamstow Central (Victoria Line - Zone 3).

A happy middle ground between city and country life, you'll find vast green scenic spaces of Epping Forest to explore for when you fancy a tranquil walk right on your door step.

In our opinion this apartment will make an excellent purchase for a first time buyer, or someone downsizing. Viewing is highly recommended.

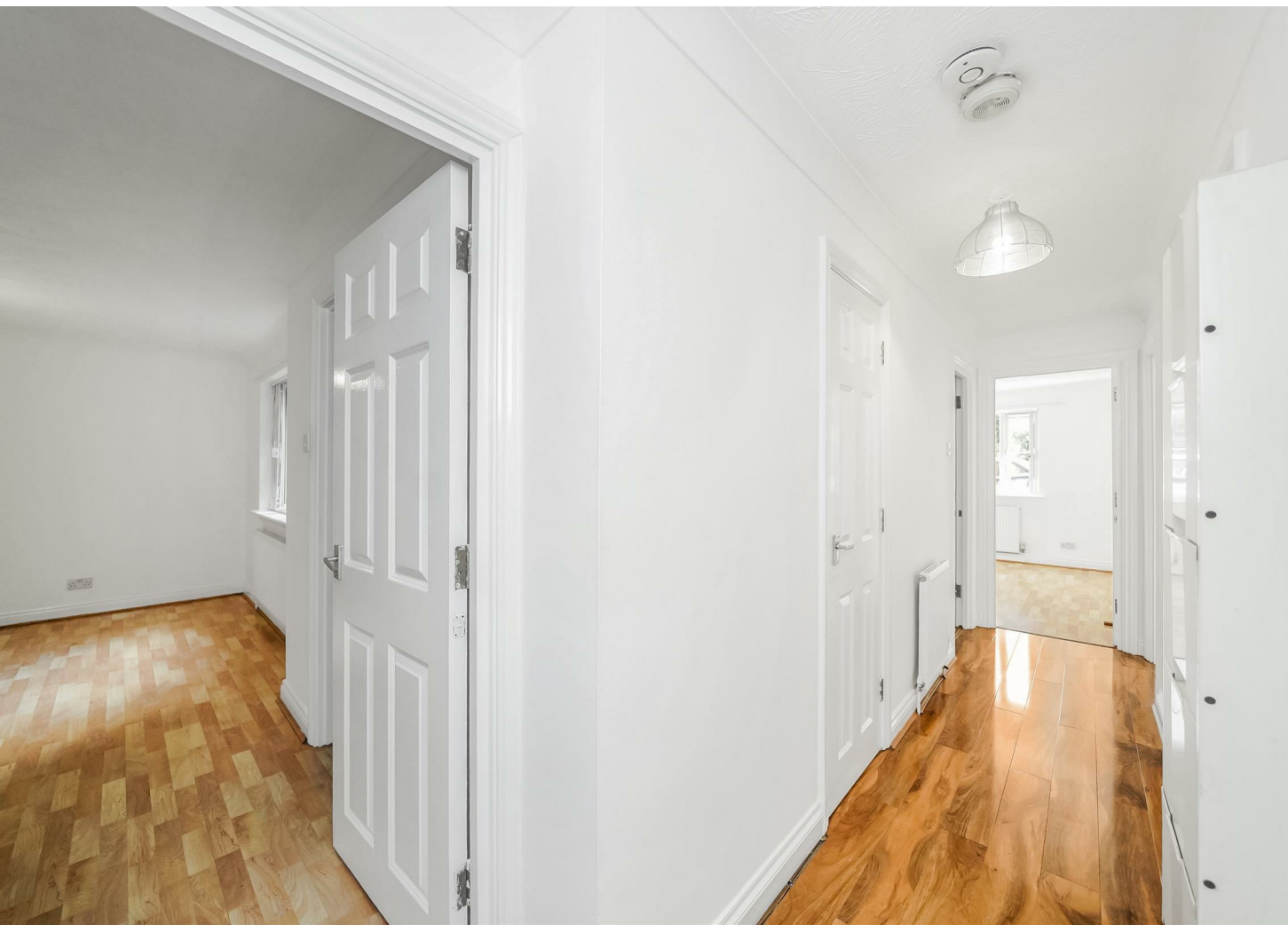
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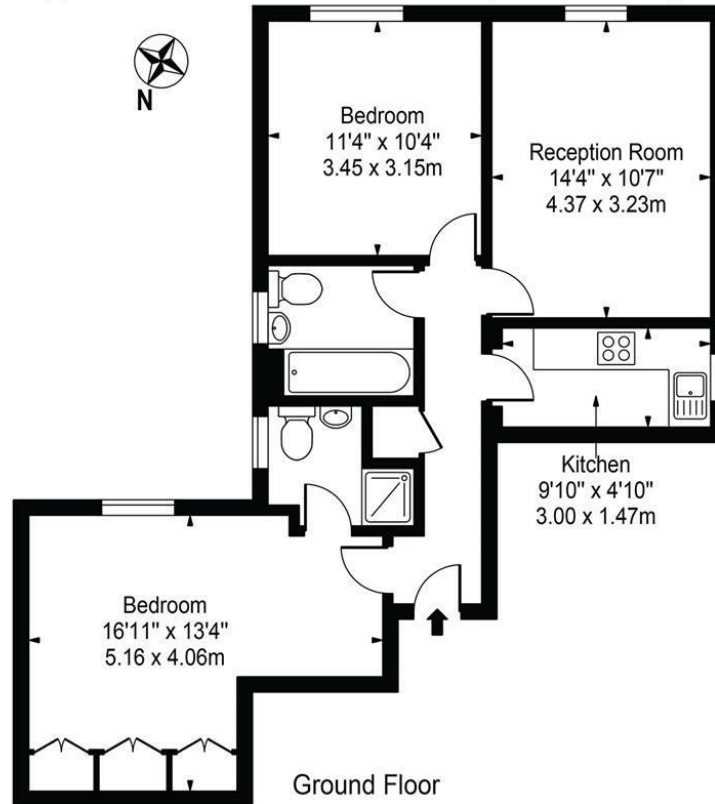








Pineview Court,  
The Ridgeway, North Chingford, E4 6TL  
Approx. Gross Internal Area 663 Sq Ft - 61.59 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

**LOCAL AUTHORITY**  
Waltham Forest

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
E

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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



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