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5 Cobdens
Chigwell, Essex IG7 5NT
Price guide £265,000

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GUIDE PRICE: £265,000 to £275,000. Arbon & Miller are delighted to offer this spacious two bedroom first floor purpose built flat conveniently located within close proximity to local shopping facilities, bus services and other local amenities, as well as being within 0.6 miles walking distance to HAINAULT CENTRAL LINE STATION which offers direct access to Stratford Station within approx. 20 minutes and Liverpool Street Station within approx. 30 minutes. Limes Avenue also benefits from being within the catchment of the ever-popular WEST HATCH HIGH SCHOOL. The property boasts spacious living accommodation throughout, offering a large Reception Room, Kitchen, two well-proportioned Bedrooms and Bathroom and Gas Central Heating. Externally, there are communal gardens and parking, with a garage included in block. We highly recommend an internal inspection.

COMMUNAL HALL

Communal entrance door with Stairs to all floors, entrance door to:

ENTRANCE HALL 6'4 x 3'10 (1.93m x 1.17m)

Storage cupboard.

BEDROOM ONE 12'4 x 11'5 to extremes (3.76m x 3.48m to extremes)

Three light double glazed window, double radiator.

BEDROOM TWO 8'8 x 6'9 (2.64m x 2.06m)

Two light double glazed window, double radiator.

BATHROOM/WC 8'9 x 6'2 (2.67m x 1.88m)

Panel enclosed bath with mixer tap, shower attachment, wall mounted electric shower and side screen, low level wc, pedestal wash hand basin, part tiled walls, extractor fan, radiator, tiled floor.

LOUNGE/DINER 17'11 x 11'5 (5.46m x 3.48m)

Two double glazed two lights window, double radiator.

KITCHEN 8'7 x 7'10 (2.62m x 2.39m)

Wall and base units, working surfaces, cupboards and drawers, stainless steel one and half bowl sink unit with mixer tap, electric cooker point, plumbing for washing machine, part tiled walls, wall mounted boiler, tiled floor, two light double glazed window.

EXTERIOR

Communal Parking.

GARAGE

In block.

LEASE

174 years remaining.

SERVICE CHARGE

£732.00 per annum including ground rent.

COUNCIL TAX

Epping Forest District Council - Band C

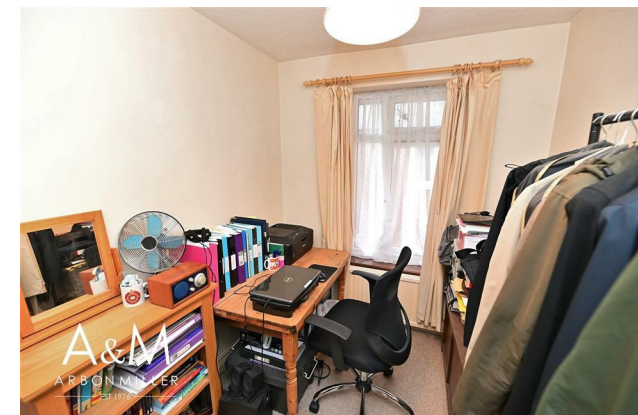
AGENTS NOTE (LEASE ETC)

The above details have been provided in good faith and will need to be verified by the respective solicitors.

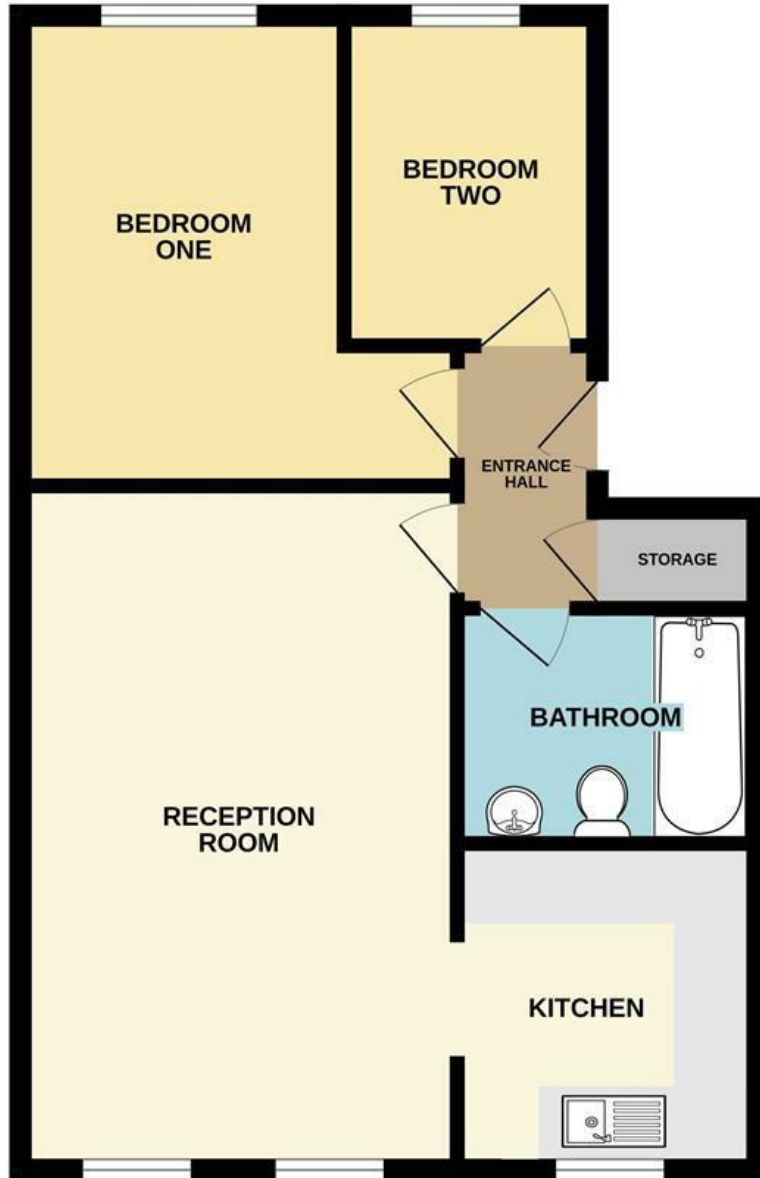
AGENTS NOTE

Arbon & Miller inspected this property and

will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.

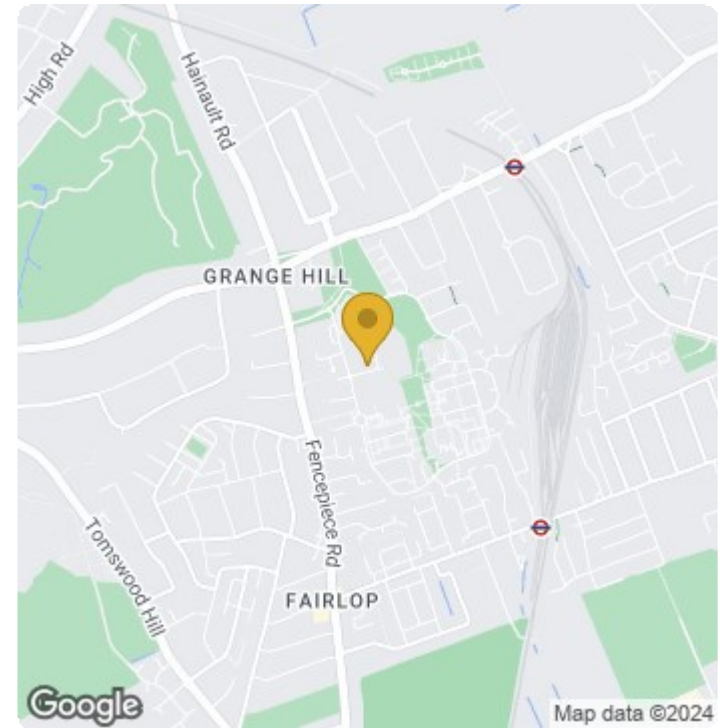


GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 531 sq.ft. (49.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	80	82
(69-80) C		
(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	



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