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18 Copperfield Court  
Barkingside, Essex IG6 1RA  
Price £247,500



## 18 Copperfield Court, Barkingside, Essex IG6 1RA

Arbon & Miller are privileged to offer for sale this IMMACULATELY DECORATIVE TWO BEDROOM second floor retirement apartment available to OVER 55's ONLY and being sold with 75% SHARED OWNERSHIP. Copperfield Court is conveniently located within this ever-popular GATED development and within close proximity to local shopping facilities and transport links and being within 1/2 of a mile from Barkingside High Street, with its wide variety of shops, restaurants, cafes and local amenities. The property also benefits from being within 1/2 of a mile walking distance to Barkingside Central Line Train Station. Copperfield Court boasts spacious living accommodation throughout consisting of a 14ft8 Reception Room with Balcony, feature Kitchen, feature Shower Room and two well-proportioned Bedrooms. Communal facilities provide well-maintained areas with mature communal gardens and parking available, a drying room is located to the ground floor of the development, there is a guest-suite, a maintained communal lounge and other events. We strongly recommend an internal inspection to appreciate the properties many key features.

### ENTRANCE HALL 12' x 8'1 max (3.66m x 2.46m max)

Entrance door, built-in storage cupboards, spotlights to ceiling, fuse box, access to loft space, radiator, access to all rooms.

### RECEPTION ROOM 14'8 x 11'2 (4.47m x 3.40m)

Two light double glazed window, radiator, coved cornice, three wall light points, double glazed door to Balcony, open to:

### KITCHEN 8'7 x 7'8 (2.62m x 2.34m)

Range of base and wall units with concealed lighting, working surfaces, cupboards and drawers, stainless steel sink top with mixer tap and drainer, plumbing for washing machine, four ring gas hob with enclosed extractor fan above, built-in double oven, cupboard housing 'Worcester' combi-boiler, part tiled walls, spotlights to ceiling, double glazed window.

### BEDROOM ONE 16'5 x 9'5 (5.00m x 2.87m)

Double glazed window, radiator, built-in wardrobe cupboards and matching dresser.

### BEDROOM TWO 10'2 x 6'9 (3.10m x 2.06m)

Double glazed window, radiator.

### SHOWER ROOM 8'3 x 6'9 (2.51m x 2.06m)

Raised walk-in shower cubicle, vanity wash hand basin with mixer tap, low level wc, extractor fan, radiator, spotlights to ceiling.

### GARDENS

Communal surrounding gardens.

### PARKING

Communal parking spaces available.

### LEASE

105 years remaining.

### SERVICE CHARGE

£4,020 per annum.

### GROUND RENT

£153 per annum.

### COUNCIL TAX

London Borough of Redbridge - Tax Band C

### AGENTS NOTE

The lease details have been provided in

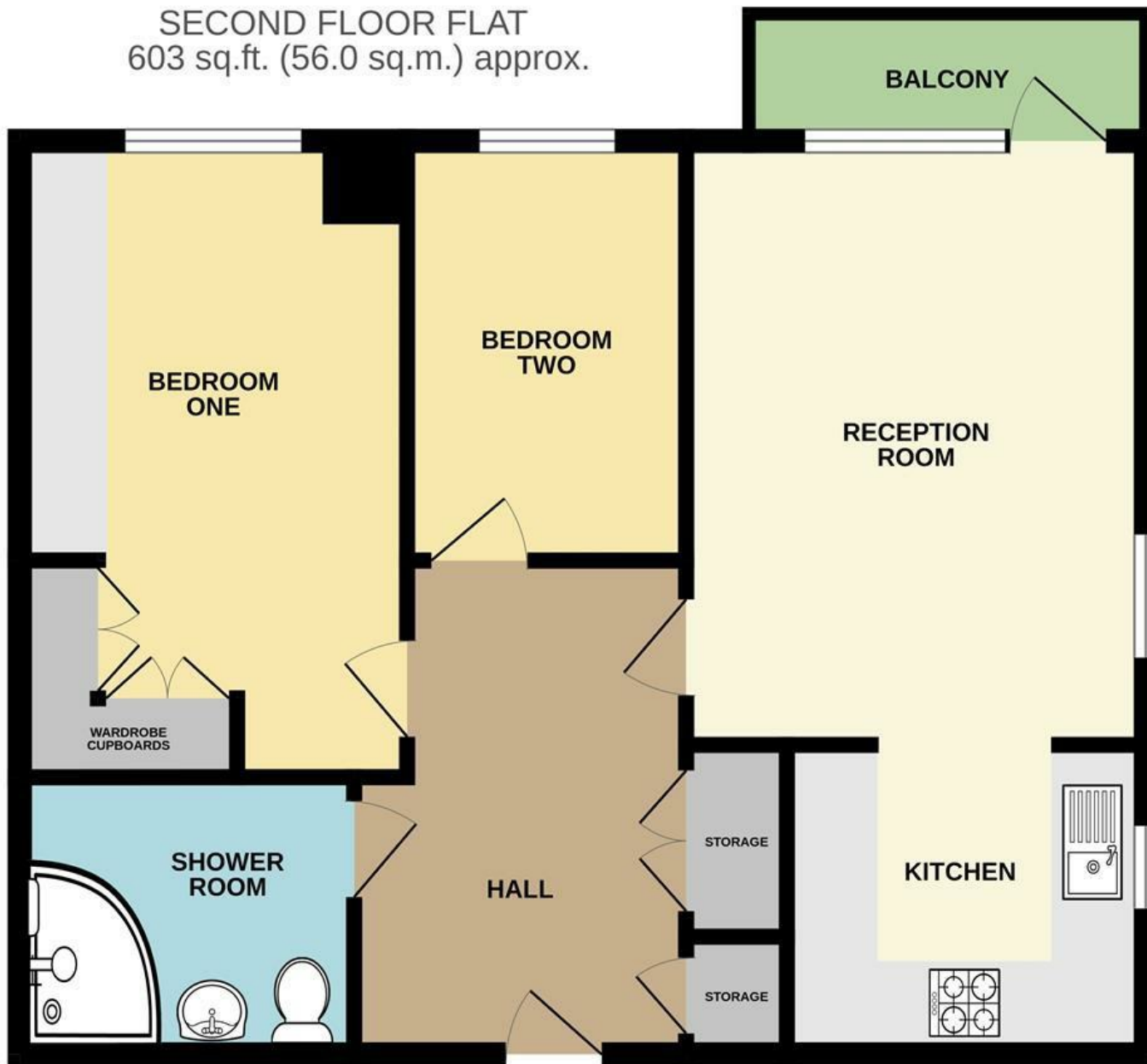
good faith, but will need to be checked and verified by the respective solicitors.

### 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.

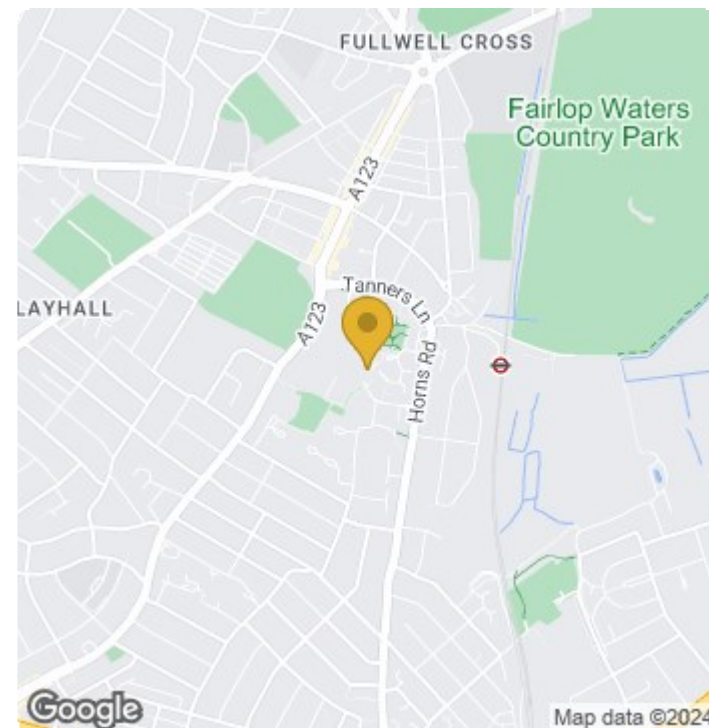


SECOND FLOOR FLAT  
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 603 sq.ft. (56.0 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>79</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC







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