



40 Retreat Way, Chigwell, Essex IG7 6EL

Arbon & Miller are delighted to offer for sale, this immaculate ground floor, two bedroom apartment in a purpose built modern development. Finished to an immaculate condition throughout, modern decor, large open plan living room/kitchen with fitted appliances, Two double bedrooms (one currently used as a dressing room) and shower room. The development is accessed via a private road, with surrounding communal grounds and providing allocated parking. The property is ideally situated in close proximity of local villages including Chigwell, Abridge and Theydon Bois. Central Line Underground stations are close by offering easy access into central London.

COMMUNAL ENTRANCE HALL

Security entry phone doors.

ENTRANCE HALL

Entry phone system, wood strip flooring, coved cornice, storage and airing cupboards, doors to:

OPEN PLAN LOUNGE/KITCHEN 20'4 x 13'4 (6.20m x 4.06m)

Three light leaded light style double glazed window with fanlight over, further two light leaded light style double glazed window with fanlight over, wood strip flooring, electric radiator, coved cornice. Range of wall and base units, working surfaces, cupboards and drawers, stainless steel sink top unit with mixer tap, built in oven, four burner electric hob with extractor hood over, glass splashbacks, tiled floor, integrated fridge/freezer, dishwasher and washer/dryer.

BEDROOM ONE 15'2 x 11'5 (4.62m x 3.48m)

Three light leaded light style double glazed window with leaded light style fanlight over, fitted wardrobes to one wall, wood strip flooring, coved cornice, electric radiator and EnviroVent extractor fan.

BEDROOM TWO 11'5 x 8'6 (3.48m x 2.59m)

Currently arranged as a dressing room with fitted wardrobes to two walls, wood strip flooring, two light double glazed window with fanlight over, EnviroVent extractor fan.

SHOWER ROOM 6'8 x 5'4 (2.03m x 1.63m)

Double walk in shower unit with mixer tap, rainforest shower head, and glass shower screen, vanity unit with wash hand basin and mixer tap, low level wc, electric heated towel rail, extractor fan, tiled walls, tiled floor, spotlights to ceiling.

LEASE

105 years remaining.

GROUND RENT

£150 Per Annum.

SERVICE CHARGE

£2,136.00 Per Annum.

COUNCIL TAX

Epping Forest District Council - Band D.

AGENTS NOTE (LEASE ETC)

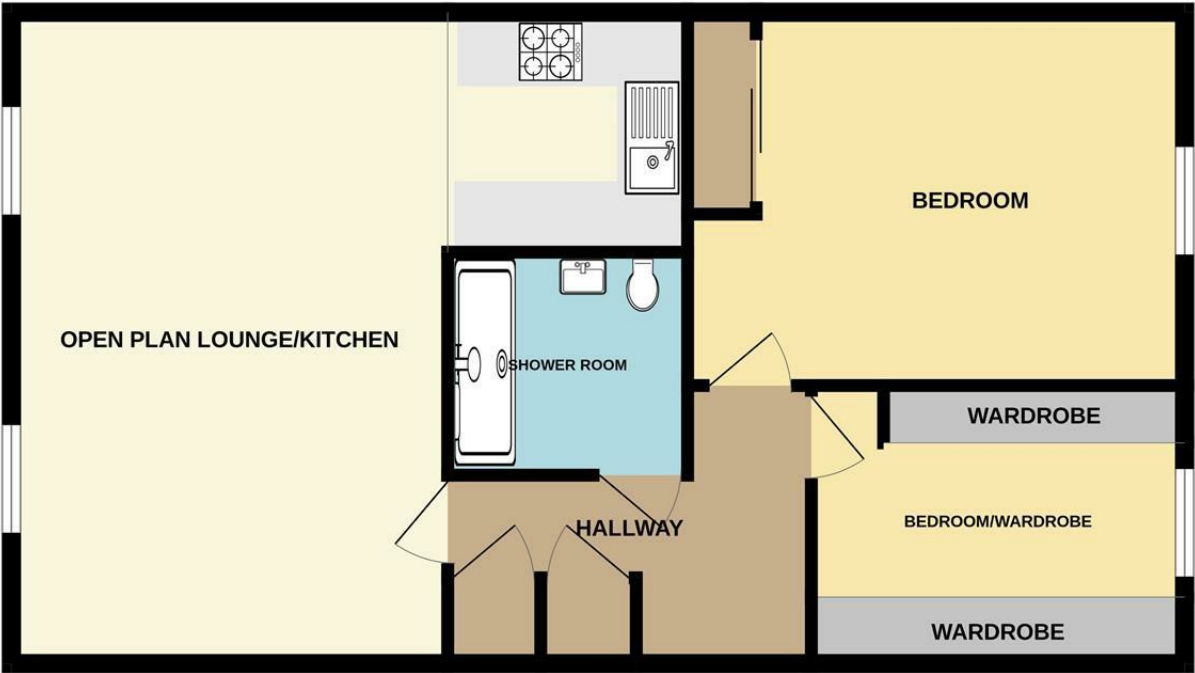
The above details have been provided in good faith and will need to be verified by the respective solicitors.

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
714 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 714 sq.ft. (66.3 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(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	

