



Vienna Close, Clayhall, Essex IG5 0PX

*** CHAIN FREE *** Guide Price £200,000 - £210,000 *** Arbon & Miller are privileged to offer this delightfully presented first floor TWO BEDROOM warden controlled retirement flat with LIFT situated in the popular Winningales Court development immediately off Vienna Close. The property is conveniently positioned within 1/4 of a mile of local shopping facilities and bus services. The property is offered with immediate vacant possession. NB: Age restriction of 55 years and over.

COMMUNAL ENTRANCE HALL

Security entry phone system. Lift and stairs to all floors.

ENTRANCE HALL

Electric storage heater, coved cornice, storage/airing cupboard, emergency pullcord, doors to:

LOUNGE 26'3 x 12'5 to extremes (8.00m x 3.78m to extremes)

Three light double glazed window with secondary glazing, further two light double glazed window with secondary glazing, electric storage heater, entry phone system, coved cornice, emergency pullcord, opening to:

KITCHEN 10'1 x 5'3 (3.07m x 1.60m)

Range of wall and base units, working surfaces, cupboards and drawers, four burner electric hob with under counter oven and extractor hood over, one and half bowl stainless steel sink top unit with mixer tap, concealed lighting, part tiled walls, integrated slimline dishwasher, plumbing for washing machine, recess for fridge/freezer, two light double glazed window with secondary glazing.

BEDROOM ONE 13'1 x 8'7 (3.99m x 2.62m)

Fitted wardrobes with high level storage and matching fitted bedside tables, emergency pullcord, two light double glazed window with secondary glazing, electric storage heater, coved cornice.

BEDROOM TWO 13'1 x 6'5 (3.99m x 1.96m)

Two light double glazed window with secondary glazing, electric storage heater, radiator, emergency pullcord, storage cupboard.

SHOWER ROOM 6'6 x 5'4 (1.98m x 1.63m)

Glazed double walk-in shower unit with hand held shower attachment and mixer tap, vanity unit with wash hand basin and mixer tap, close coupled wc, tiled walls, heated towel rail, extractor fan, emergency pullcord.

COMMUNAL GARDENS/PARKING

Surrounding communal gardens. Communal Parking.

COMMUNAL AREAS

There is a Sitting Area/Lounge located to

the ground floor, Kitchen facilities, communal Library.

LEASE

88 years remaining.

GROUND RENT

£200 per annum.

SERVICE CHARGE

£312.00 per month.

AGENTS NOTE (LEASE ETC)

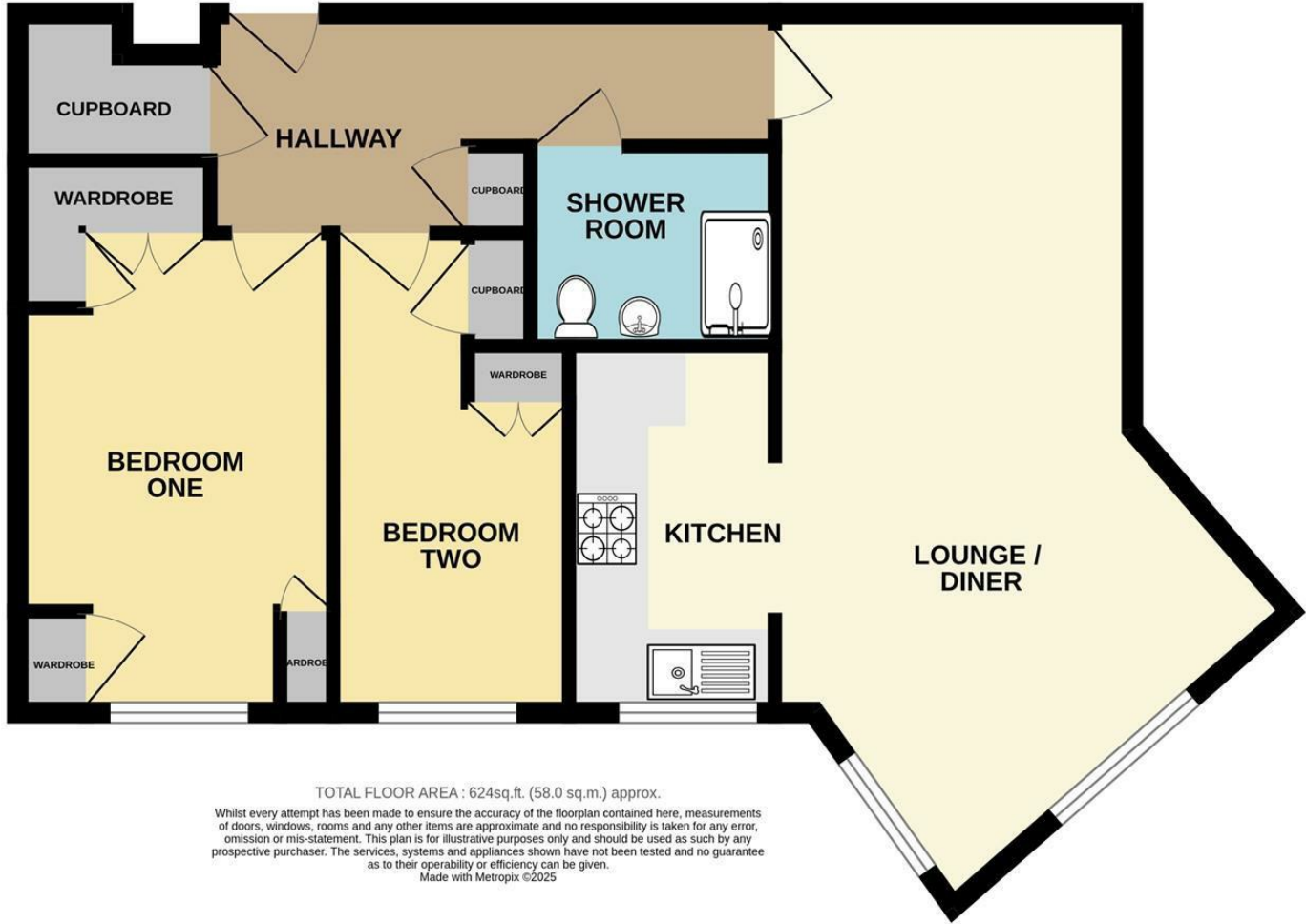
The above details have been provided in good faith and will need to be verified by the respective solicitors.

AGENTS NOTE

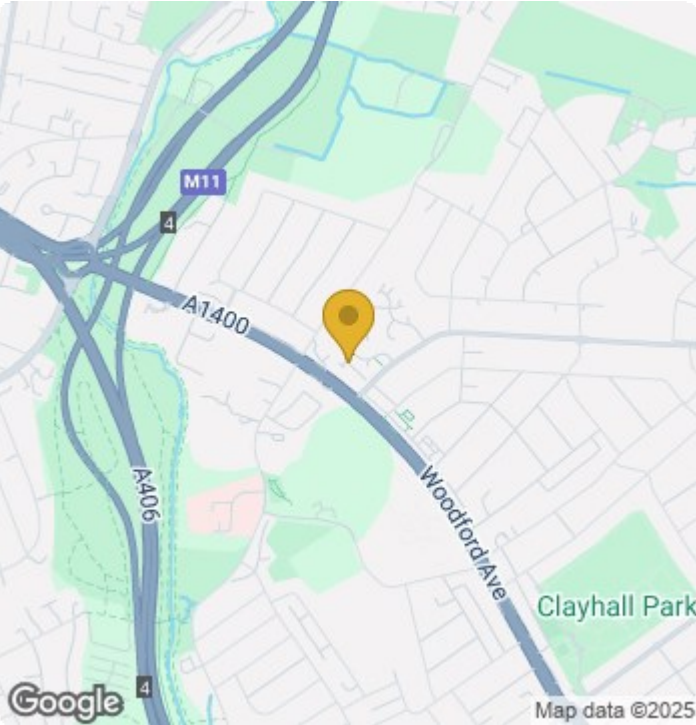
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services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



FIRST FLOOR



TOTAL FLOOR AREA : 624sq.ft. (58.0 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) A		
(81-91) B	81	84
(69-80) C		
(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	



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