



44 Retreat Way, Chigwell, IG7 6EL

Arbon & Miller are delighted to offer for sale, this immaculate second floor, one 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, 16ft bedroom with fitted wardrobes and large bathroom with separate walk in shower. 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. Stairs to all floors.

ENTRANCE HALL

Wood strip flooring, spotlights to ceiling, storage cupboard and airing cupboard, entry phone system, doors to:

OPEN PLAN LOUNGE/KITCHEN 20'4 x 19'8 to extremes (6.20m x 5.99m to extremes)

Lounge Area; Three light leaded light style window with fanlights over, further two light leaded light style window with fanlight over, wood strip flooring, electric radiator, access to loft space, spotlights to ceiling, open to Kitchen Area: Range of wall and base units, working surfaces, cupboards and drawers, breakfast bar, built-in oven, electric hob with extractor fan over, stainless steel sink top unit with mixer tap, part tiled walls, integrated washing machine, dishwasher and fridge/freezer, spotlights to ceiling, wood strip flooring.

BEDROOM 16'5 x 13'2 to extremes (5.00m x 4.01m to extremes)

Three light leaded light style double glazed

window with fanlights over, fitted wardrobes to one wall, spotlights to ceiling, electric radiator.

BATHROOM

Tiled enclosed bath with mixer tap and held shower attachment, double walk-in glazed shower cubicle with hand held shower attachment and rainforest shower head over, wash hand basin with mixer tap, heated towel rail, close coupled wc, two wall light points, spotlights to ceiling, extractor fan, cupboard housing space for tumble dryer, part tiled walls, tiled floor with underfloor heating, electric shaver point, obscure leaded light style double glazed window.

COMMUNAL GARDEN

Communal gardens.

PARKING

Allocated parking space.

LEASE

105 years remaining.

SERVICE CHARGE

£2324.16 per annum.

GROUND RENT

£150.00 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
721 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA : 721 sq.ft. (66.9 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		77
(69-80) C	68	
(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	

