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15 Copperfield Court Village Way
Barkingside, Essex IG6 1RA
Price £125,000

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**** 50% SHARED OWNERSHIP **** Arbon & Miller are privileged to offer for sale this IMMACULATELY DECORATIVE ONE BEDROOM second floor retirement apartment available to OVER 55's ONLY and being sold with 50% SHARED OWNERSHIP with opportunity to purchase a further 25%. 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 Double aspect South West facing reception room with benefit of the evening sun with Balcony, which has been thoughtfully decorated, feature Kitchen, feature Shower Room and a well-proportioned Bedroom. 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.

COMMUNAL ENTRANCE HALL

Security entry phone system, lift and stairs to all floors.

ENTRANCE HALL 10'7 x 6'2 to extremes (3.23m x 1.88m to extremes)

Storage cupboard, tiled floor, radiator, doors to:

OPEN PLAN LOUNGE/KITCHEN 14'4 c 12'6 to extremes (4.37m c 3.81m to extremes)

Lounge Area: Three wall light points, coved cornice, double radiator, two light double glazed window, double glazed double doors with fixed sidelight leading to BALCONY, entry phone system, emergency pull cord. Kitchen Area: Range of wall and base units, working surfaces, cupboards and drawers, four burner gas hob with extractor fan over, oven, plumbing for washing machine and dishwasher, stainless steel sink top with mixer tap, part tiled walls, wall mounted Worcester combination boiler, part tiled walls, tiled floor, double glazed window, spotlights to ceiling.

BEDROOM 14'7 x 11'4 (4.45m x 3.45m)

Two light double glazed window, radiator, emergency pull cord.

FEATURE SHOWER ROOM 8'1 x 5'8 (2.46m x 1.73m)

Double walk-in shower cubicle with glazed screen, shower attachment and rainforest shower head, vanity unit with wash hand basin and mixer tap, close coupled wc, heated towel rail, tiled walls, tiled floor, extractor fan, spotlights to ceiling, emergency pull cord.

GARDENS

Communal surrounding gardens.

PARKING

Ample communal parking spaces.

LEASE

105 years remaining.

GROUND RENT

£105 per year

SERVICE CHARGE

£343.56 PCM

SINKING FUND

We have been advised that there is a 1% sinking fund. Please call for further information.

COUNCIL TAX

London Borough of Redbridge - Band B

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.

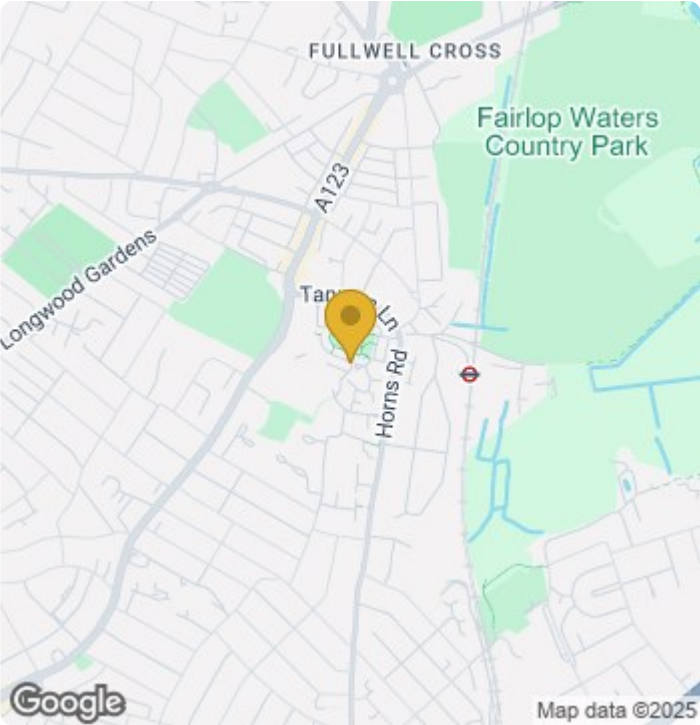


SECOND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 487 sq.ft. (45.2 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	73	77
(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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