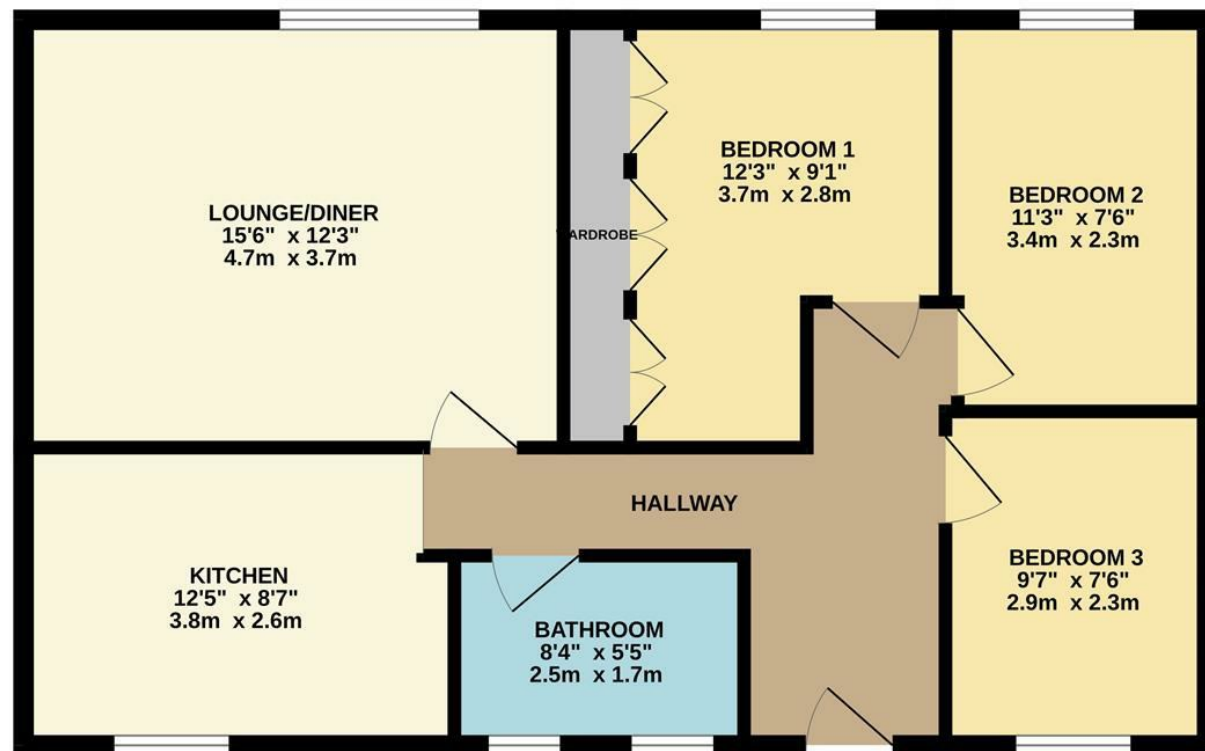


GROUND FLOOR  
796 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA: 796 sq.ft. (74.0 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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Council: Redbridge | Council Tax Band: B | Floor Area: 796.00 sq ft



**CHURCHILL**  
estates

Manford Way, Chigwell, IG7 4DP  
Offers In Excess Of £275,000 Leasehold

Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1



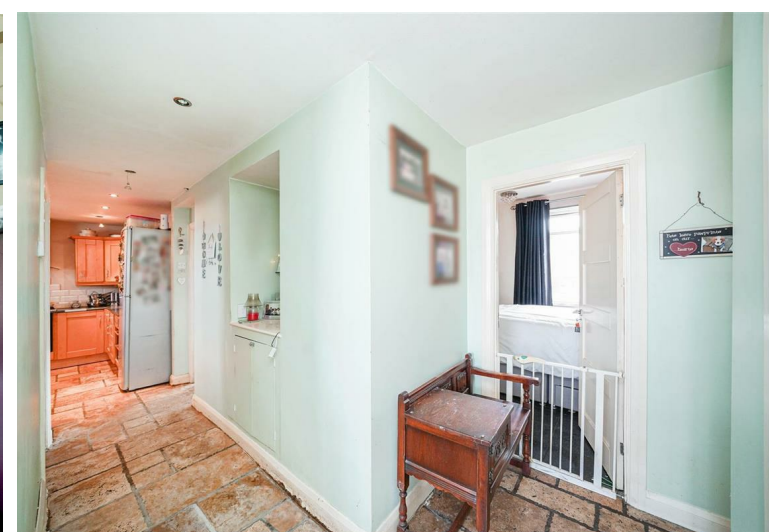
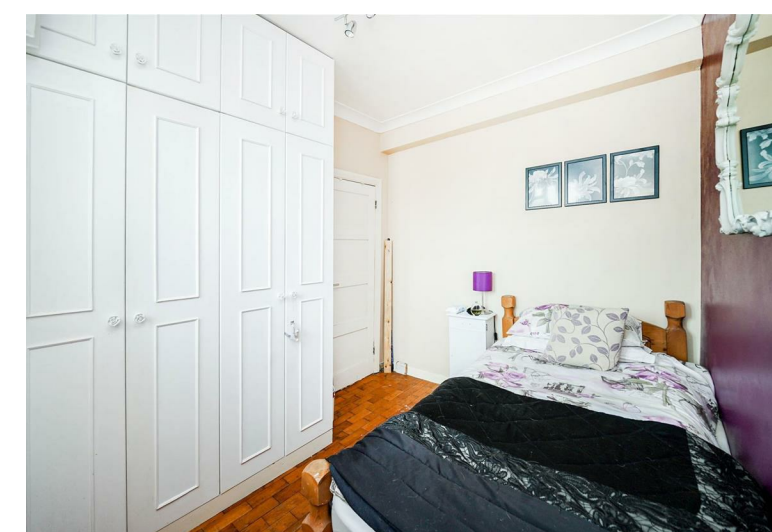
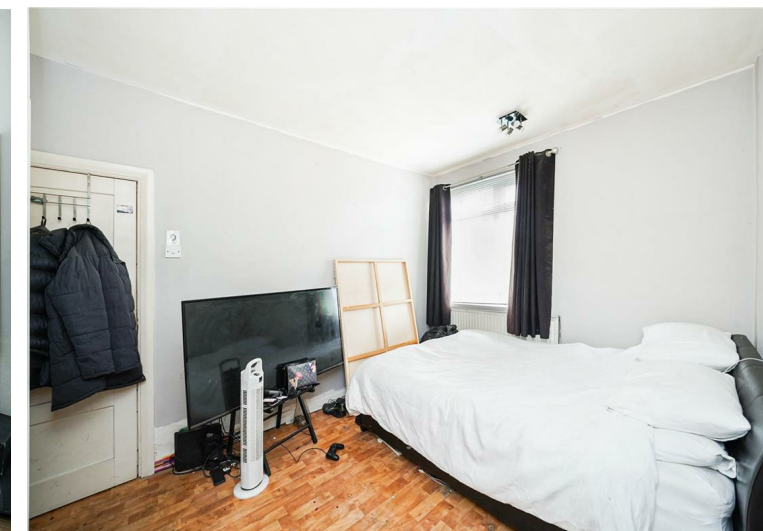
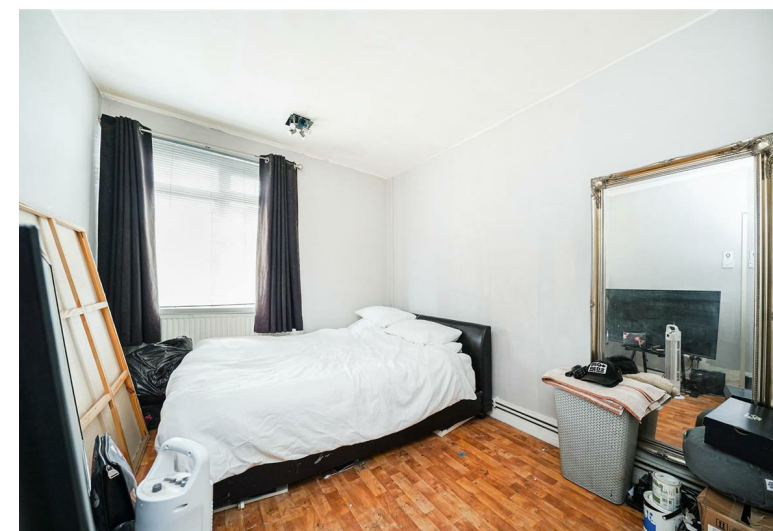
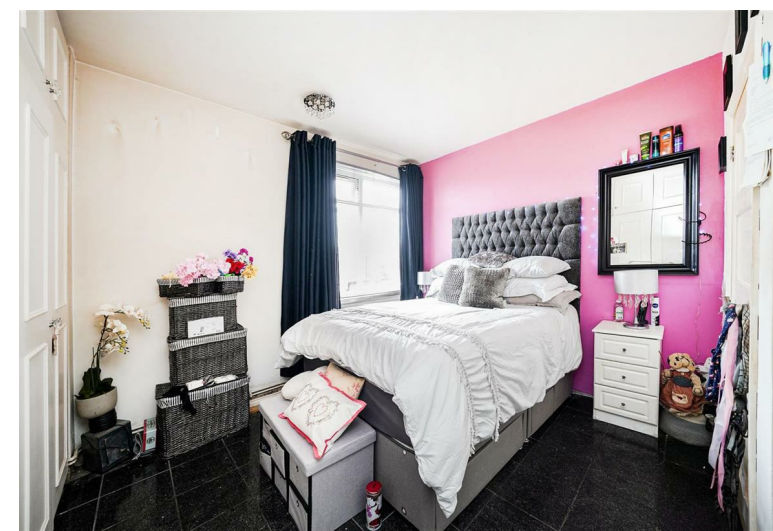
Request a Viewing: **0208 504 2222** Email: **buckhursthill@churchill-estates.co.uk**

**CHURCHILL**  
estates

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	72
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



Only 0.9 miles from Grange Hill and Hainault Central Line Station this three bedroom apartment would make an ideal purchase for first time buyers and investors. Situated on Manford Way you have amenities on your doorstep which include a Tesco Express, Nisa, Cafes and many more independent and retail shops. This property benefits from three good sized bedrooms with built in wardrobes, a spacious kitchen with ample storage and a large, bright lounge/diner. Further benefits include a long lease of 104 years, low service charge and communal parking.

Lease: 104 years  
Service charge: £700pa  
Ground rent: £10pa