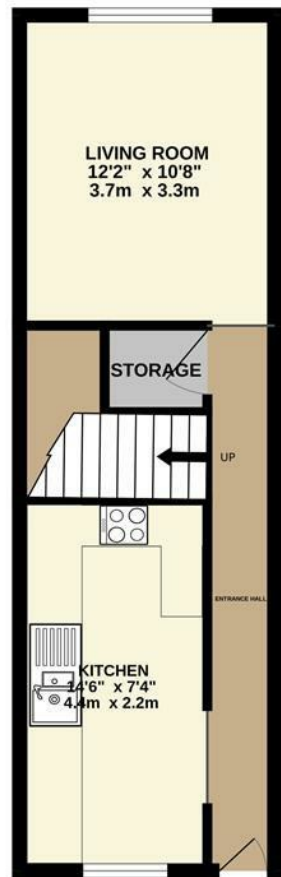
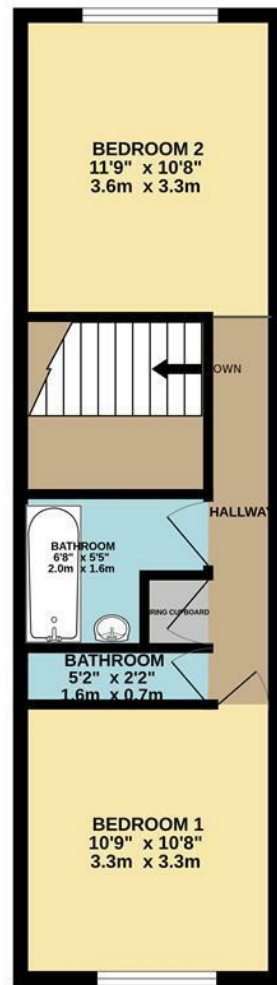


GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.

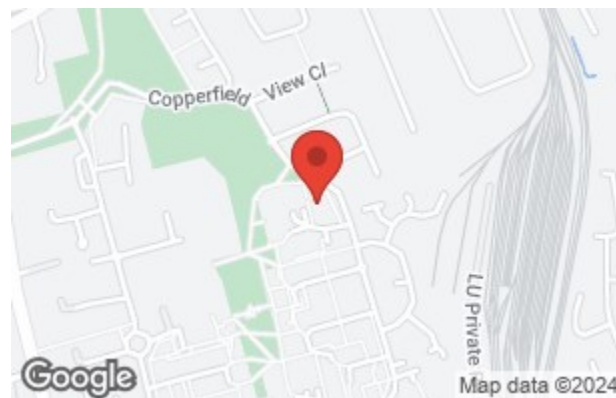


1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 785sq.ft. (72.9 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	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	73
England & Wales	EU Directive 2002/91/EC



Leasehold
EPC: C
Council Tax Band: B
Lease Remaining: 96 years
Maintenance Charge: £70 Per Month

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.

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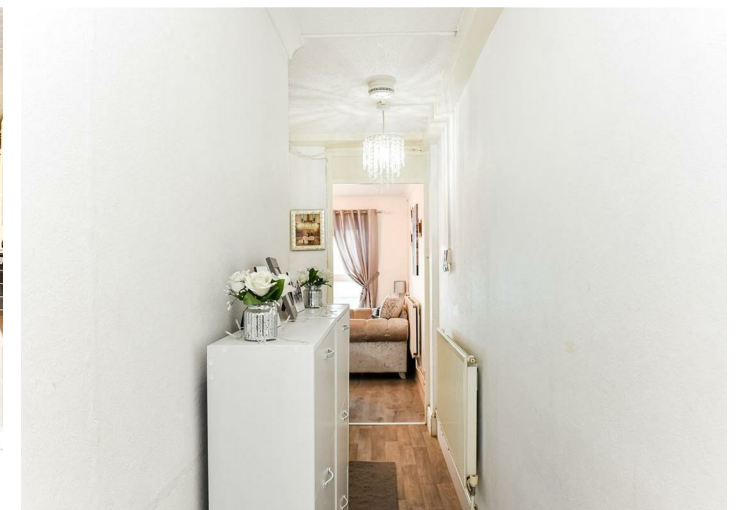
To view call **0208 504 2222**
Email buckhursthill@churchill-estates.co.uk

Two Double Bedroom Duplex Apartment | Modern Fitted Kitchen With Integrated Appliances | Family Bathroom | Spacious Living Room | Lift Access | Residents Parking | Low Maintenance Charge | Good Lease | Ideas Purchase For First Time Buyer or Investment

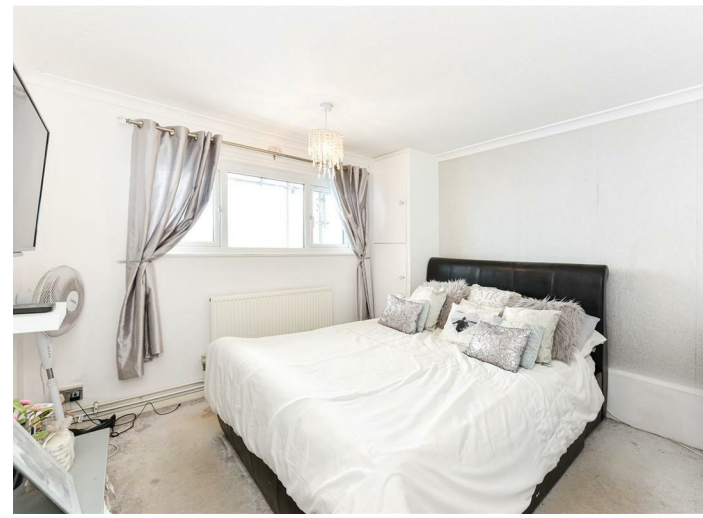
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Copperfield, Chigwell, IG7 5LA
Offers Over £220,000 Leasehold



To view call **0208 504 2222**
Email buckhursthill@churchill-estates.co.uk



CASH BUYERS ONLY

Churchill estates are pleased to present this spacious two bedroom duplex apartment conveniently located an equidistant from both Hainault and Grange Hill Central Line Stations. The ground floor comprises of a modern fitted kitchen complete with integrated appliances and space for a small dining table and a generous size living room complete with large windows which flood plenty of natural light. On the first floor there are two double bedrooms and a family bathroom. Further benefits include ample residents parking, lift access and low maintenance charges. This property would make an ideal purchase for a first time buyer or investment.

