



APARTMENTS  
NOS 69-92

69-92

**CHURCHILL**  
estates



# Vicarage Lane, Chigwell

Offers In Excess Of  
£550,000

Tenure: Leasehold - Share of  
Freehold

Floor Area: 1550.00 sq ft

Local Authority: Epping Forest

Council Tax Band: E

Bedrooms : 2

Receptions : 1

Bathrooms : 2



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>78</b>
(69-80) <b>C</b>	<b>67</b>		
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		









Situated in the prestigious, gated grounds of The Bowls is this beautifully presented two bedroom apartment. Conveniently located for commuters, Grange Hill Central Line Station is only 0.5 miles away giving you easy access into the city, as well as having easy vehicular access to the M25 and M11. Hainault Forest is a short drive away where you can enjoy leisurely strolls round the lake and visit the recently reopened farm. Your local supermarket is only a few minutes drive away, as well as Brook Parade where you will find an array of independent and retail shops.

This well maintained apartment is located on the 2nd floor, accessed through the communal entrance you can reach the front door via lift or stairs. On entrance you are welcomed through to a spacious hallway into the sizeable open plan living/dining room which boasts plenty of natural light throughout and benefits from having direct access onto your own, private balcony. Following through the dining area you have a modern fitted kitchen complete with integrated appliances that offers ample cupboard space and worktop areas. This property also offers two double bedrooms which have built in wardrobes, a family bathroom and separate shower and a utility room.

Externally there are communal gardens which are maintained to a very high standard, ample residents parking and a garage en-bloc. Further benefits include a share of freehold with a long lease of 948 years and an entry phone system.

Service charges are £4,574.00pa which are paid per quarter | EPC: D | Council tax band: F







SECOND FLOOR  
1550 sq.ft. (144.0 sq.m.) approx.



TOTAL FLOOR AREA: 1550sq.ft. (144.0 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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