

Spacious two bedroom ground floor flat which is situated in this modern development and accessible to the main line station - Allocated Parking Space - Additional Visitors Parking - No Onward Chain - Security Entry Phone System - Long 900+ Year Lease - Ideal First Purchase.

Lease Term: 999 Years From January 1986 | Ground Rent: Nil | Service Charges: £1549.69

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## Lea Court, North Chingford, E4 6TU

Offers Over £325,000 Leasehold



To view call **020 8529 5500**  
Email [northchingford@churchill-estates.co.uk](mailto:northchingford@churchill-estates.co.uk)





IDEAL FIRST PURCHASE!!! Spacious two bedroom ground floor flat which is situated in this beautiful modern development accessible to the main line station. The property which is being offered with no onward chain benefits from allocated parking space, additional visitors parking, large lounge/diner, fitted kitchen, long lease, security entryphone system, attractive communal gardens and we feel would make an ideal first purchase.

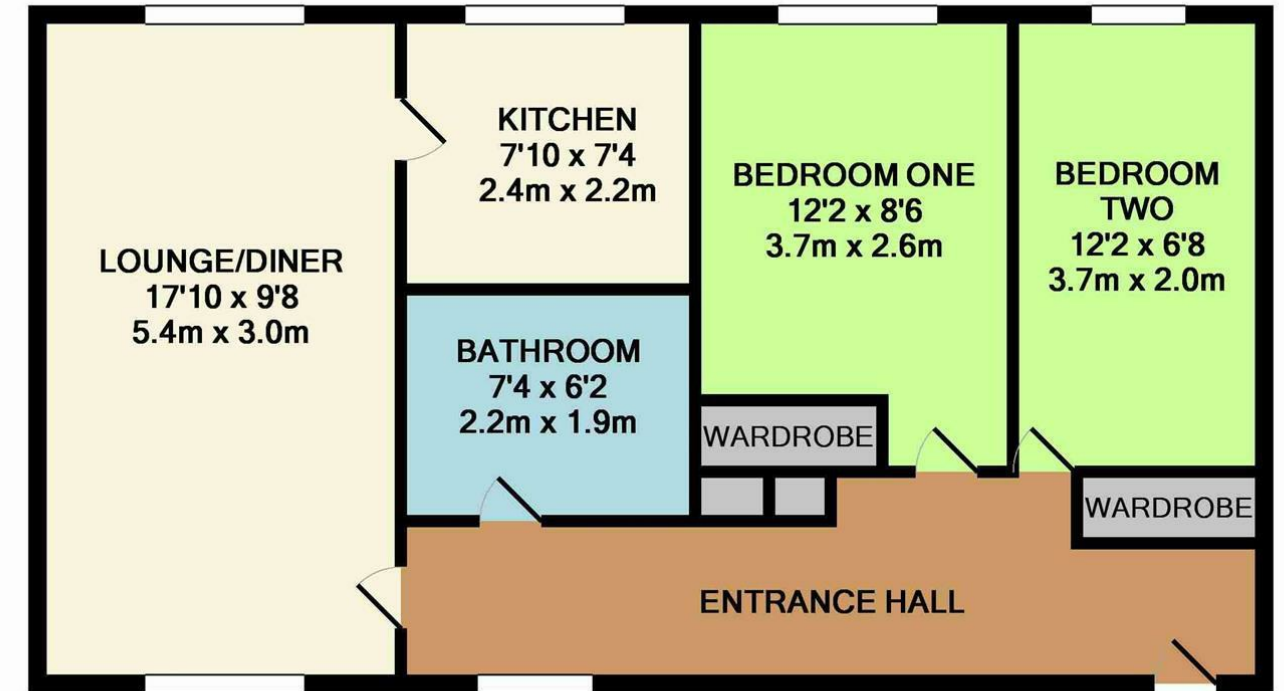
EPC Rating C

Council Tax Band C

Lease Term: 999 Years From January 1986

Ground Rent: Nil

Service Charges: £1549.69 Per Annum



TOTAL APPROX. FLOOR AREA 582 SQ.FT. (54.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	76
(55-68) <b>D</b>			
(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.

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