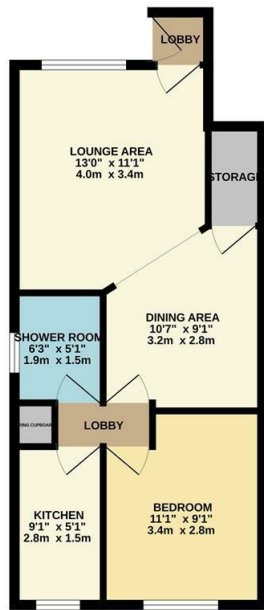




GROUND FLOOR
436 sq ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA - 436 sq ft. (40.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, elevations, walls and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The purchaser's attention is drawn to the fact that the floorplan is not guaranteed as to their construction or otherwise and no guarantee is made with reference to the same.
Made with SmartDraw 2024

Riverside Court, North Chingford, E4 7UN
Offers In The Region Of £160,000 Leasehold

Council: Waltham Forest | Council Tax Band: C | Floor Area: sq ft

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(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	



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.





CALLING ALL OVER 60'S!!! Spacious one bedroom ground floor retirement flat which is tucked away in this modern and quiet development in the sought after North Chingford location. The property which is being offered with no onward chain benefits from an on site house manager, twenty four hour emergency pull cords, parking, communal lounge, attractive communal gardens, beautiful front garden and we feel would make an ideal way to retire.

EPC Rating TBC

Council Tax Band C

Lease Term 99 Years From June 1987

Ground Rent Nil

Service Charges £2616 Per Annum

