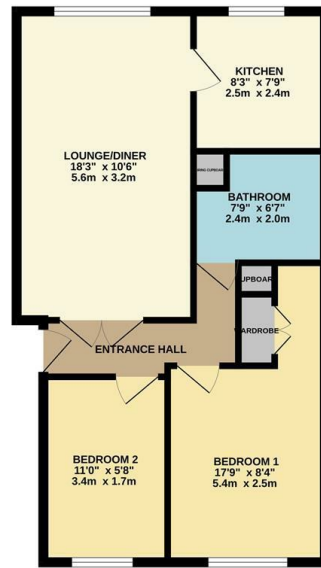




GROUND FLOOR  
571 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA: 571 sq.ft. (53.1 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for general guidance only and should be used as a guide to the prospective purchaser. The vendor, agent and advertiser make no representation and no guarantee as to their accuracy or efficiency can be given.  
Riverside Court, North Chingford, Essex

Council: Waltham Forest | Council Tax Band: C | Floor Area: 571.00 sq ft



**CHURCHILL**  
estates

Riverside Court, North Chingford, E4 7UN  
£210,000 Leasehold

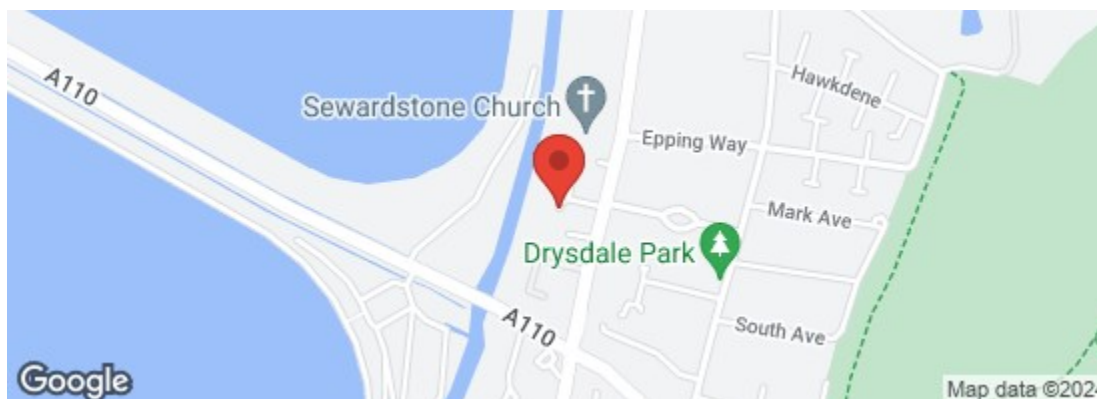
Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **020 8529 5500** Email: **northchingford@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>			
(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>		78	82
	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.



RETIRE IN PEACE!!! Beautiful two bedroom first floor retirement flat for the over 60's which is tucked away in this quiet modern development in the sought after North Chingford location. The property which is being offered with no onward chain has been fully refurbished throughout to the very highest standard and boasts many fine features including newly fitted kitchen, newly fitted bathroom, newly fitted carpets throughout, on site house manager, twenty four hour emergency pull cords, parking, security entryphone system, attractive communal gardens, new extended 990 year lease being created and we feel would be ideal way to enjoy a peaceful retirement.

EPC Rating C

Council Tax Band C

New Extended 990 Year Lease Being Created

No Ground Rent

Service Charges £264.77 Per Month

