

1 BED FIRST FLOOR RETIREMENT APARTMENT - LIFT
TO ALL FLOORS, RESIDENTS CARPARK, MINIMUM
AGE 60 PLUS - NO ONWARD CHAIN

CHURCHILL
estates



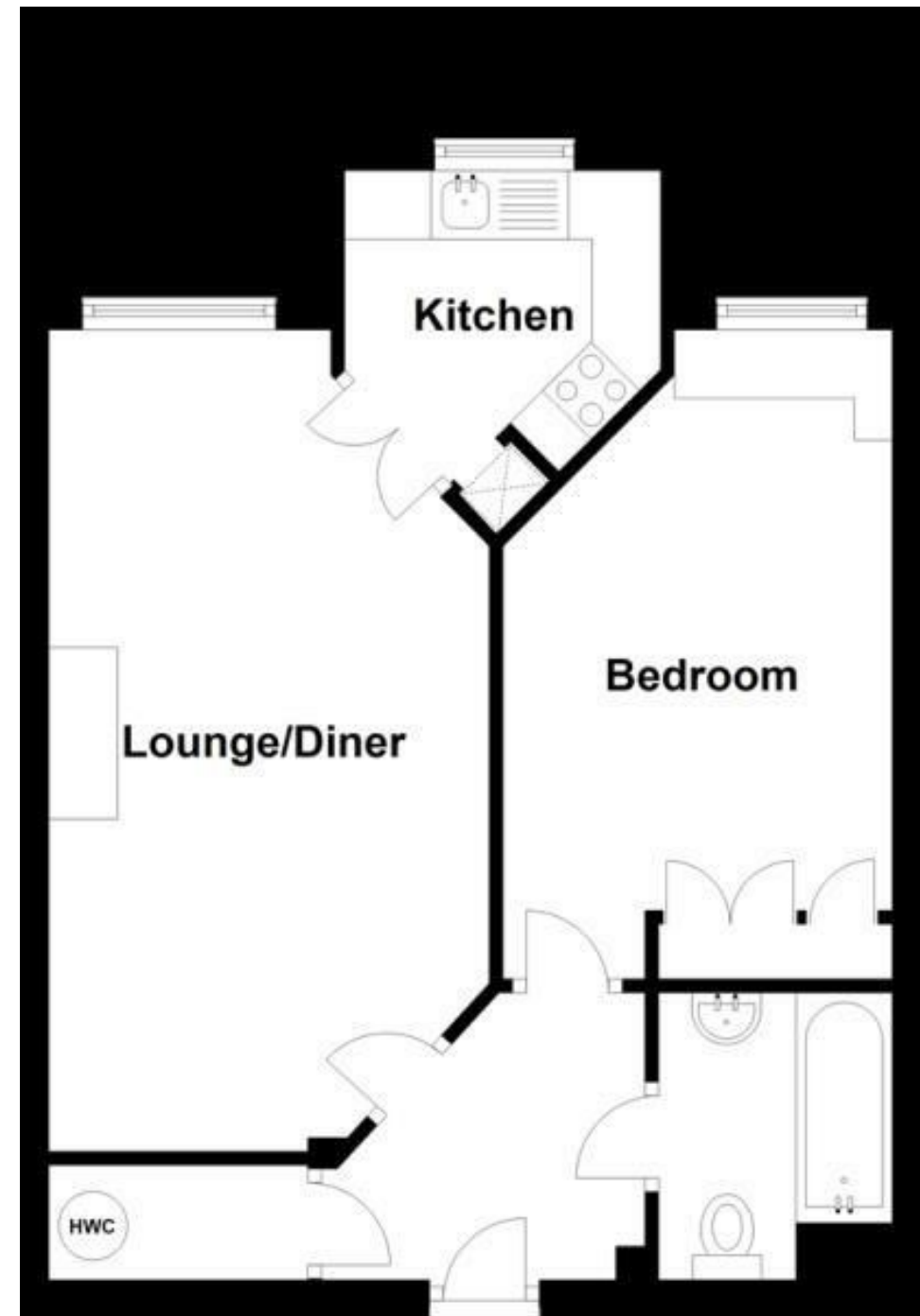
Kingswood Court, Chingford, E4 8LL
Asking Price £150,000 Leasehold



To view call **020 8524 0000**
Email southchingford@churchill-estates.co.uk



GUIDE PRICE £150,000 A ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH DOUBLE GLAZING. Kingwood Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 44 properties arranged over 3 floors each served by a communal lift. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.



| 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 | | |
| | 84 | 86 |
| | EU Directive 2002/91/EC | |
| England & Wales | | |



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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