

A 1 bedroom retirement flat located within easy reach of Chingford mount with all its various amenities

CHURCHILL
estates



Chingford Mount Road, Chingford, E4 8LL
Asking Price £175,000 Leasehold



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



Asking Price £175,000

A 1 bedroom top floor retirement property with large 19ft lounge diner located within easy reach of Chingford mount with it variety of local amenities, cafe's & restaurants and its popular parks. The property itself benefits from a 19ft lounge diner, easy access shower room, 15ft bedroom, lift access, warden assistance and popular communal lounge and gardens. The property is offered and age restrictions do apply.

Leasehold Property

Lease Length 76 years remaining

Service Charge - £3280 p.a

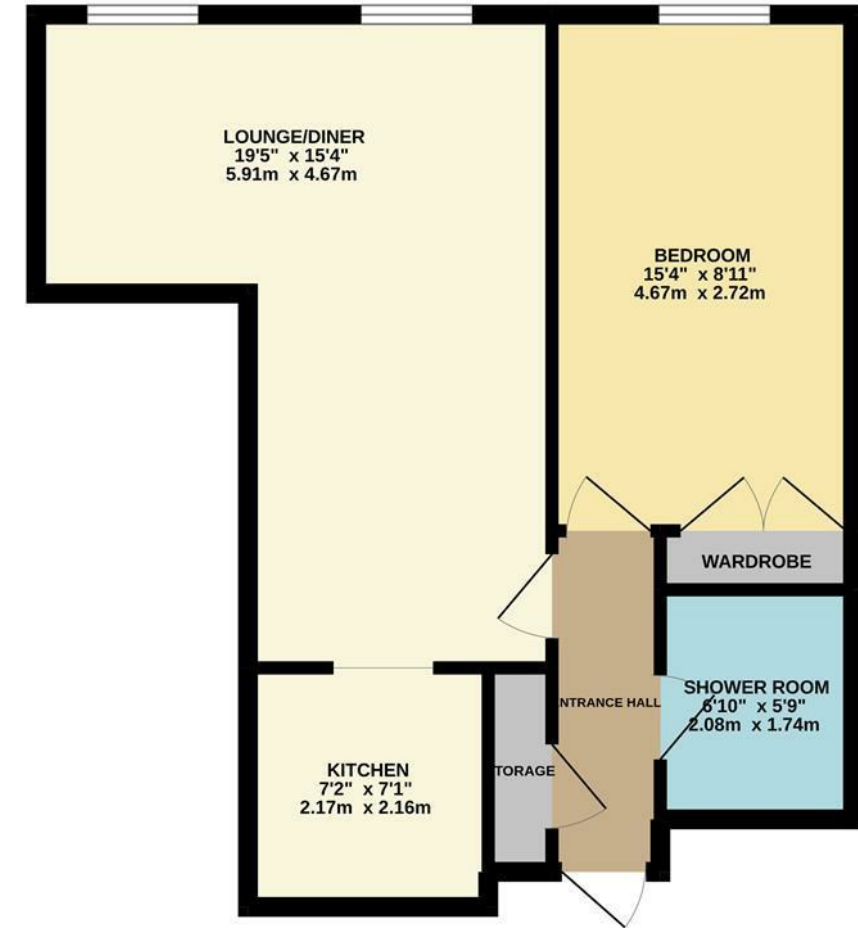
Ground Rent - £519 p.a

Council tax band; C

EPC rating TBC



GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 508 sq.ft. (47.2 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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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			
EU Directive 2002/91/EC		78	83
England & Wales			



Leasehold Property

Lease Length 98 years remaining

Service Charge - £3805 p.a

Ground Rent - £519 p.a

Council tax band; C

EPC rating TBC

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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