

| Two Bedrooms | Chain Free | Garage En Bloc | Share of Freehold | Communal Gardens | Seperate Kitchen | 16ft Lounge | Easy Reach of North and South Chingford | Double Glazing | Central Heating |

| 943 YR Lease | Service Charge £1700 PA |

CHURCHILL
estates



Chingford Avenue, Chingford, E4 6RN
Offers Over £300,000 Leasehold - Share of Freehold

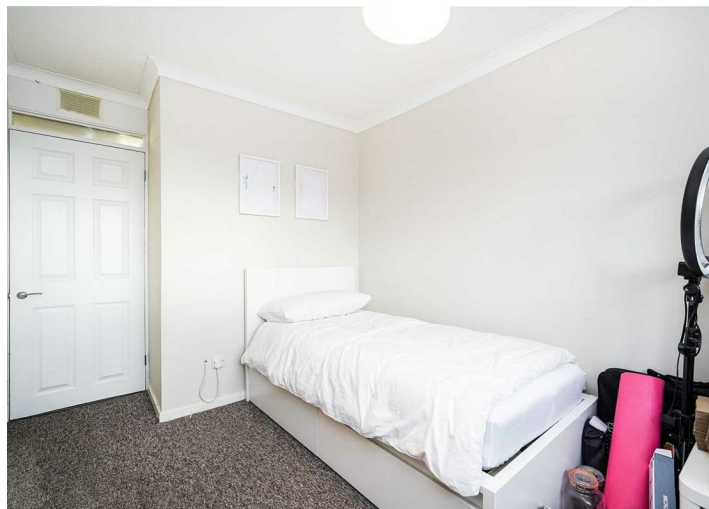


To view call **020 8524 0000**
Email southchingford@churchill-estates.co.uk

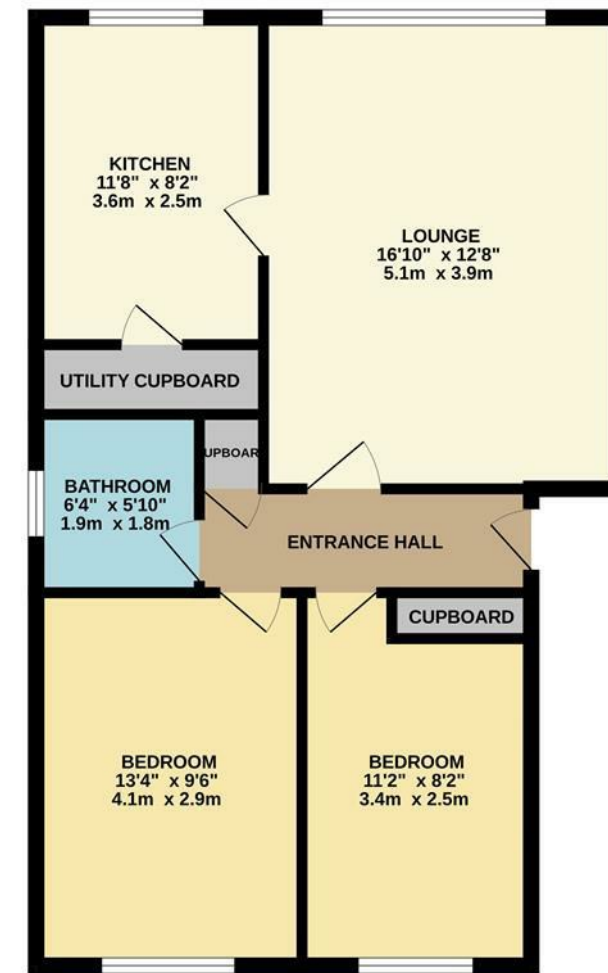


Offered For Sale with No On Going chain is this good sized Two Bedroom top floor Apartment that is situated within easy reach of both North and South Chingfords shopping and transport facilities as well as being Share of Freehold.

The property itself comprises of a 16ft Lounge, Fitted Kitchen , Two Bedrooms , Modern Bathroom, Double Glazing, Central Heating , Communal Gardens and a Garage En Bloc. An Early internal Viewing is advised to fully appreciate the size of the property on offer.



THIRD FLOOR
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.6 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		65	78
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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