



## Warren Court, Chigwell, IG7 5EW

**£299,950**



AN ATTRACTIVE GROUND FLOOR MAISONETTE SITUATED CLOSE TO GRANGE HILL CENTRAL LINE STATION AND LOCAL SHOPS AND CAFES.

TWO BEDROOMS - ONE FITTED, SPACIOUS LOUNGE, FITTED KITCHEN, BATHROOM/WC, GAS CENTRAL HEATING AND DOUBLE GLAZING, OWN REAR GARDEN

PLEASE NOTE THE UNEXPIRED TERM OF THE LEASE AT PRESENT IS 35.5 YEARS.

THE INTENTION IS TO SELL THE PROPERTY WITH AN EXTENDED LEASE.

NEGOTIATIONS ARE IN PROCESS WITH THE FREEHOLDER TO EXTEND THE LEASEHOLD INTEREST. EXTENDED LEASE TERM AND GROUND RENT WILL BE CONFIRMED VIA SOLICITORS WHEN AGREED.

FOR FURTHER INFORMATION PLEASE CONTACT THE AGENT.

- GROUND FLOOR PURPOSE BUILT MAISONETTE
- TWO BEDROOMS - ONE FITTED
- FITTED KITCHEN
- SPACIOUS LOUNGE
- BATHROOM/WC
- OWN REAR GARDEN
- LOW LEASE / NEGOTIATIONS FOR EXTENDED LEASE IN PROCESS
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- NO ONWARD CHAIN

