



The Ridings, Romford Road, Chigwell, IG7 4QY

Offers In Excess Of £300,000 Leasehold

Two bedroom apartment situated on the first floor of this modern development within close proximity to Hainault Forest, Manford Way shops, schools, parks and local amenities. Transport links include the M11, M25, A12, plus Hainault and Grange Hill Underground stations for the Central line that goes directly into the city. The flat features double glazing, central heating, well kept communal grounds and is offered for sale with NO ONWARD CHAIN. Telephone 020 8530 4646 to arrange a viewing appointment.



Communal Entrance

Reception Hallway

5'10" x 2'11" (1.80 x 0.90)

Lounge

17'0" x 12'9" (5.19 x 3.89)

Kitchen

12'9" x 6'7" (3.89 x 2.02)

Bedroom One

12'9" x 11'1" (3.90 x 3.38)

Bedroom Two

12'4" x 7'0" (3.77 x 2.14)

Bathroom

9'2" x 5'5" (2.81 x 1.67)

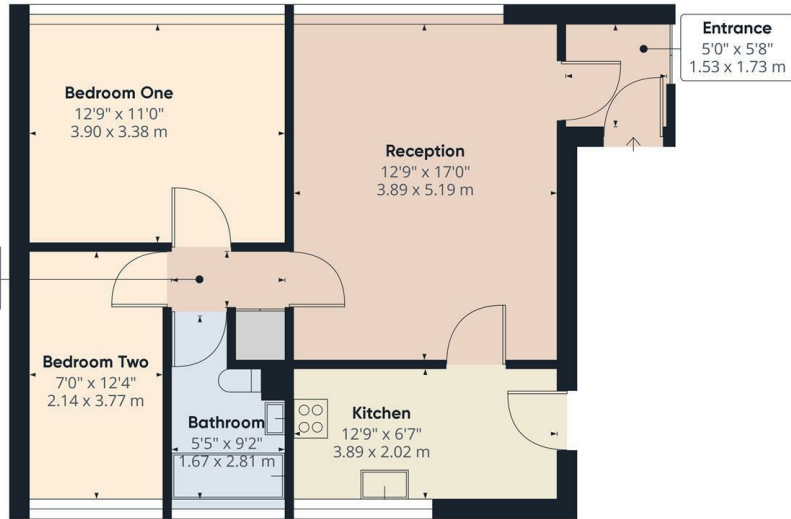
Disclaimer

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of an offer or contract. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer cannot assume any information is correct. Photographs of the interior of the property are given purely to give an indication of décor, style etc., and does not imply that any furniture/fittings etc., are included.



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Approximate total area⁽¹⁾
642.61 ft²
59.7 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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