



Ray Court, Ray Lodge Road, Woodford Green, IG8 7PG

£220,000 Leasehold

Great opportunity to acquire this excellent GROUND FLOOR ONE BEDROOM purpose built flat located within a short walk to Woodford Central Line Station providing easy access to the City and West End and Snakes Lane with it's diverse selection of shops and eateries. Also within a short distance to Ray Park Primary School and Ray Park recreational ground. The property has been recently decorated and offers double glazing, gas central heating and NO ONWARD CHAIN! Telephone 020 8530 4646 to arrange a viewing.



Security Communal Entrance

Hallway

4'3" x 3'3" (1.296 x 1.009)

Large storage cupboard

Lounge

16'1" x 10'8" (4.926 x 3.264)

Balcony

Overlooking communal garden

Inner Hallway

3'5" x 6'5" (1.049 x 1.967)

Doors to:

Kitchen

9'5" x 6'8" (2.881 x 2.035)

Bedroom

13'5" x 9'10" (4.108 x 3.019)

Bathroom

6'5" x 5'7" (1.962 x 1.704)

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		
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