

Directions

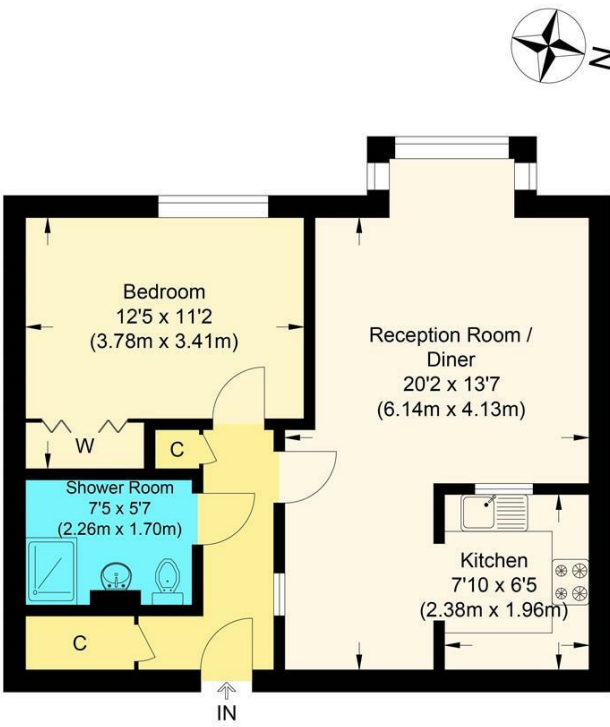
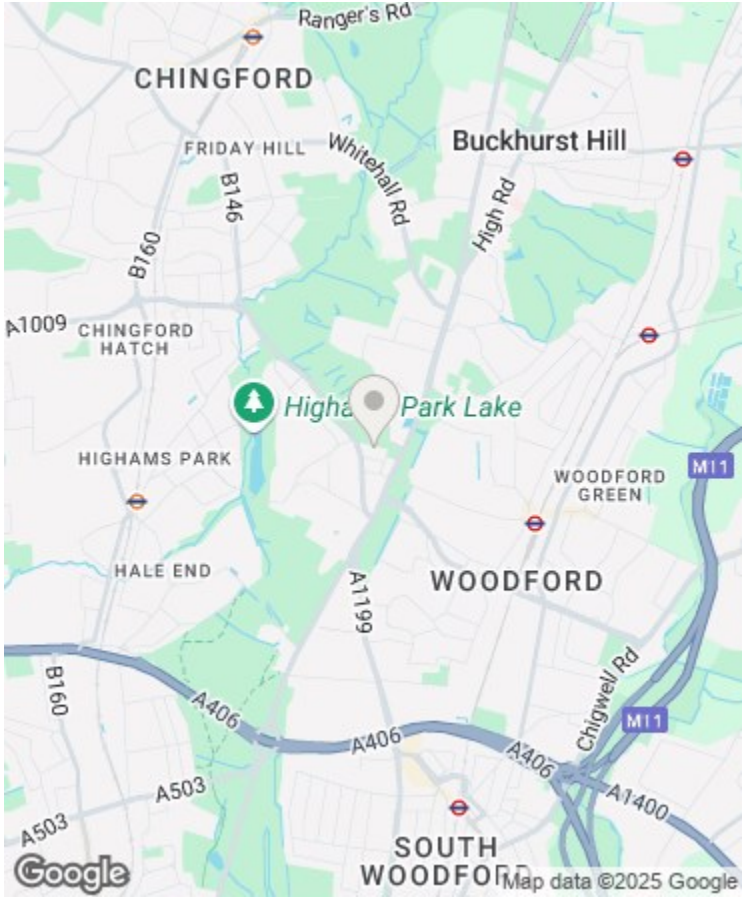
Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	85
(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	



william rose

Village Heights, IG8

Approximate Gross Internal Floor Area : 48.30 sq m / 519.89 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

33 Village Heights, Chingford Lane, Woodford Green, IG8 9QQ

Asking Price £160,000

- Retirement Property
- Fitted Kitchen
- Beautiful Gardens
- First Floor
- Communal Areas
- One Bedroom
- Warden Assisted
- Over 55's Only
- Shower Room
- Close to Forest & Amenities.



# Chingford Lane, Woodford Green IG8 9QQ

This 1 bedroom retirement property in Chingford Lane is available to tenants who are 65 years or the statutory retirement age, aged 55 or over and retired from their principle occupation.

1

1

1

B

Council Tax Band: D



This 1 bedroom retirement property in Chingford Lane is available to tenants who are 65 years or the statutory retirement age, aged 55 or over and retired from their principle occupation.

The property is located on the first floor and benefits from a lounge / diner, fitted kitchen, shower room and a double bedroom with fitted wardrobes.

Village Heights is a very popular development for downsizers due to its convenient location to Woodford High Road and amenities. Village Heights is a retirement development set in landscaped gardens enhanced by lawns and mature trees whilst featuring an upper and lower pond separated by a rock garden. The development offers a lift to all floors, communal area, security video entry phone system and a house manager. For periods when the residential house manager is off duty there is a 24 hour emergency careline response system.

EPC - B  
Waltham Forest Council - D  
LEASEHOLD  
Lease Remaining: 93 years  
Ground rent - £350 per annum  
Service charge £3,142.24 per annum.

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.