



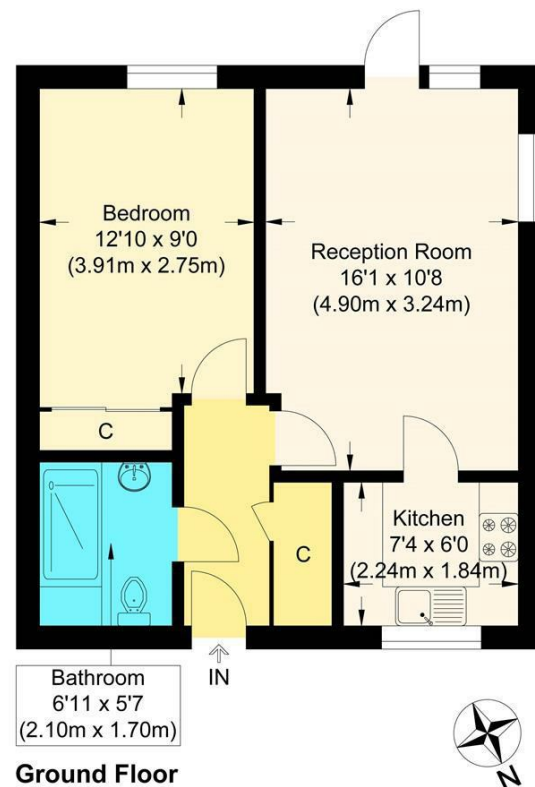
## Directions

## Viewings

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

## EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



william rose  
Devereux Court

Approximate Gross Internal Floor Area : 42.30 sq m / 455.31 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



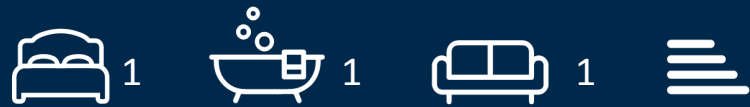
## 3 Devereux Court, Snakes Lane West, Woodford Green, IG8 0DF

£280,000

- 1 bedroom retirement apartment
- Sole use patio area/courtyard
- No chain
- Close to amenities
- 24/7 emergency pull cord
- Good condition
- Close to station
- Attractive communal gardens
- House manager
- Popular development

## Snakes Lane West, Woodford Green IG8 0DF

This 1 bedroom retirement apartment is located with this exclusive Devereux Court development. The property offers bright and spacious accommodation with its fitted kitchen, lounge leading to sole use courtyard overlooking the gardens. No chain



Council Tax Band: C



Set back off Snakes Lane West is Devereux Court, which is a McCarthy Stone build popular development for downsizers due to its convenient location to Woodford High Road and amenities. Devereux Court is a retirement development set in landscaped gardens enhanced by lawns and mature trees. The property is located on the ground floor and benefits from a good size lounge with dining area leading to a sole use patio area. There is a fitted kitchen, bathroom and one double bedrooms. The property is in excellent condition and is sold chain free.

Devereux Court has been designed and constructed for modern living. The apartments boast underfloor heating throughout, Sky/Sky+ connection points in living rooms, and secure camera entry system with use with a standard TV. The dedicated House Manager is on site during their working hours to take care of the running of the development. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, underfloor heating within the apartment, gardening and landscaping, external window cleaning, buildings insurance, water rates and security systems. All energy costs of the homeowners lounge and other communal areas are also covered in the service charge. For your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family.

Lease Information - Lease Length: 125 years from 1st January 2010 (112 years remaining)

Ground Rent: £247.50 per annum

Service charge - £3952.20

It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Redbridge council – band c

EPC – Band C

Service Charge - • Visiting onsite house manager.

- 24 hour emergency call system
- Water rates for communal areas and apartments
- Cleaning of communal windows
- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds

- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

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.