

Directions

Viewings

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

EPC Rating

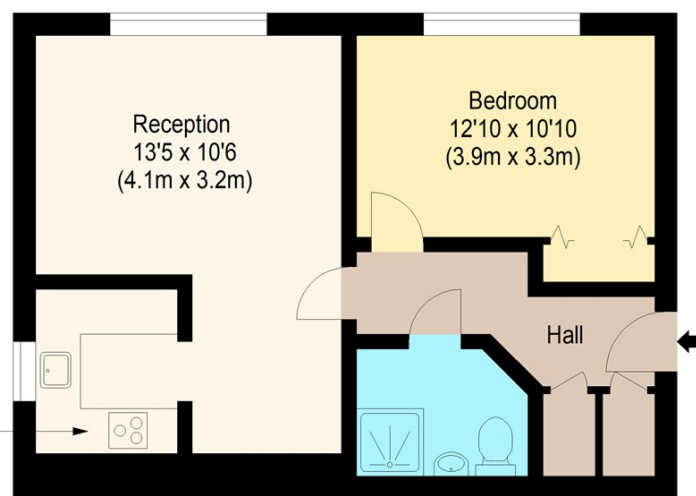
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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

Asking Price £175,000

- 1 bedroom retirement apartment
- Stunning communal gardens
- Secure parking
- Close to amenities
- Excellent security
- First floor with lift
- No chain
- Popular development
- House manager
- Close to shops and station



First Floor

william rose
Village Heights, IG8

Approximate Gross Internal Floor Area : 47.68 sq m / 513 sq ft



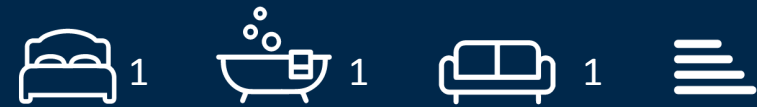
Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 11/4/2024

Chingford Lane, Woodford Green IG8 9QQ

This one bedroom retirement first floor apartment (age restrictions apply) is located in the popular Village Heights development which is close to High Road shops and local amenities. The development itself is very well maintained and has a lift, house manager and attractive communal gardens. No chain.



Council Tax Band: D



This 1 bedroom retirement property in Chingford Lane is available to buyers 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

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.