

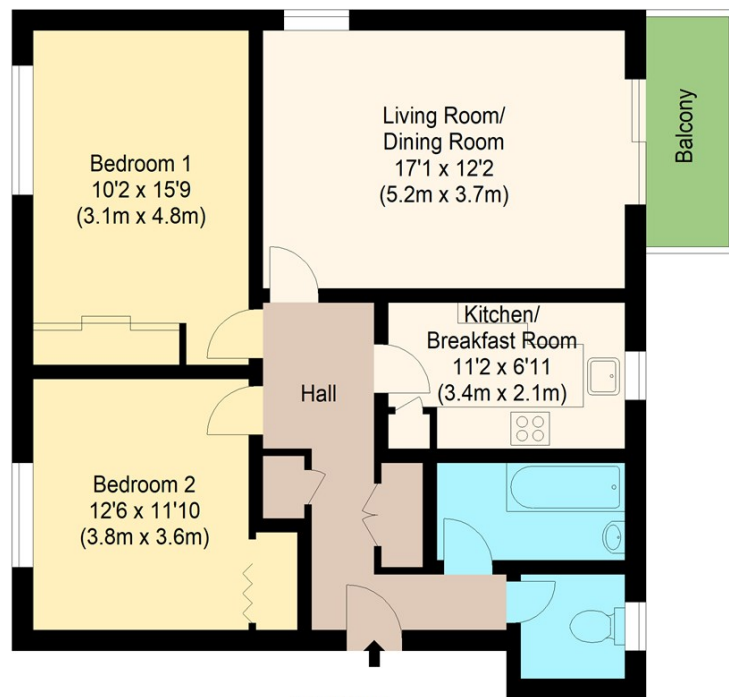
Directions

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	



41 Parkmore Close, Woodford Green, IG8 0SL

Asking Price £350,000

- Two bedrooms
- Allocated Parking
- Close to Epping Forest
- Private Balcony
- Lease Being Extended
- Security Phone Entrance System
- Communal Gardens
- Second Floor
- Large Kitchen
- Close to Station & Amenities.



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: 26/9/2023

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Set back off popular Sunset Avenue is this large 2 bedroom apartment with stunning views is located in a desirable development. The property is sold chain free and benefits include a long lease remaining, balcony, allocated parking and communal gardens.

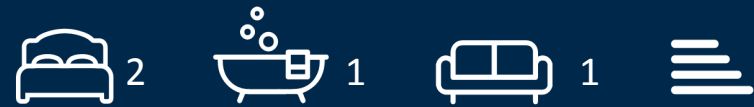
Rare to the market is this spectacular two bedroom apartment with lovely views over Sunset Avenue, forest Woodland and beyond. The property itself is located on the 2nd floor and offers spacious accommodation throughout with its entrance hallway, lounge-diner with a balcony and master bedroom with fitted wardrobes. There is a further double bedroom, fitted kitchen and bathroom.

This unique apartment has many features including private allocated parking, beautiful communal gardens, long lease remaining and is sold chain free.

Parkmore Close is widely known as one of Woodford's sought after developments and is nestled in the middle of Sunset Avenue and Sydney Road. This gives you direct access into the forest, whilst still being close to Woodford High Road amenities. Woodford Central Line station is only a short walk away and the property also benefits from having many restaurants on its doorstep, such as the Italian Bel Sit, Miller & Carter, Mezze and Prezzo. Being so close to all what Woodford can offer, whilst being so close to open green spaces and transport facilities really makes Parkmore Close, Sunset Avenue an attractive place to live.

Lease Length 999 years
Service Charge £1600 PA
Council tax - London Borough of Redbridge- Band D
EPC rating - D

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.



Council Tax Band: D

