



## Directions

## Viewings

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

## EPC Rating

C

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>	75	80
(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		
England & Wales		
EU Directive 2002/91/EC		



11 Hobart Court, Sunset Avenue, Woodford Green, IG8 0TQ

Guide Price £550,000

- 3 bedrooms
- Garage and lift
- Share of freehold
- Dual aspect views
- No chain
- Popular development
- Guide Price £550,000 - £600,000
- Good condition
- Balcony
- Sunset Avenue location



william rose

11 Hobart Court, IG8

Approximate Gross Internal Floor Area : 111.11 sq m / 1196 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: 15/9/2023



## Sunset Avenue, Woodford Green IG8 0TQ

Guide Price £550,000 - £600,000. This 3 bedroom apartment is located in a highly desirable development on Sunset Avenue. The apartment is in good condition throughout and has exceptional views. There is a balcony with views over the golf course and forest. Share of freehold, lift and garage.



Council Tax Band: F



Located on Sunset Avenue is this stunningly designed 3 bedroom apartment located on the third floor of this sought after development. The property has triple aspect which really gives the property its bright and airy feel. The balcony has a stunning outlook over Woodford golf course and forest.

Hobart Court is accessed via secure entry phone system with the property benefiting from having the share of freehold, communal gardens, lift and a garage.

The property is in very good condition and has been well maintained by its current owners. This unique apartment has many features and has a lovely warm feel. Properties for sale in this development are rare to the market.

The property itself offers spacious accommodation throughout with its entrance hallway, fitted kitchen diner, 17ft lounge benefiting from a beautiful dual aspect overlooking the woodland. The master bedroom has an en-suite bathroom and wardrobes. There is a family bathroom and further two large bedrooms also with storage.

Hobart Court is widely known as one of Sunset Avenue's premier developments and is nestled off Sunset Avenue. 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 door step, 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 Sunset Avenue an attractive place to live.

Share of freehold  
(Lease) 980 years  
Service charge £2000  
Redbridge council tax F  
EPC - C

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.