

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		



13 Devereux Court Snakes Lane West, Woodford Green, IG8 0DF

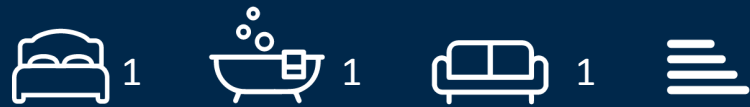
£269,000

- One bedroom apartment
- Close to shops
- Parking
- House manager
- Close to station
- Over 60s only
- Lift access
- Modern throughout
- Video entry
- Communal gardens

13 Devereux Court Snakes Lane West, Woodford

Green 100 ONE

Modern & Stylish one bedroom apartment in sought-after Devereux Court for over 60's is in excellent condition throughout and located in this exclusive retirement development. It is located close to local shops, amenities and station.



Council Tax Band: C



Devereux Court has been thoughtfully designed for contemporary living, offering a perfect blend of style, comfort, and convenience. This beautifully presented one-bedroom apartment features underfloor heating throughout, ensuring warmth and comfort all year round. The spacious living area is equipped with Sky/Sky+ connection points, while a secure camera entry system provides added peace of mind.

Residents benefit from the dedicated on-site House Manager, available during working hours to oversee the smooth running of the development. Additionally, the property is fitted with a 24-hour emergency call system for extra security and reassurance. The Homeowners' Lounge serves as a welcoming space to relax and socialize with friends and family.

Ideally located in the heart of Woodford, this apartment is just a short walk from a variety of shops, restaurants, and Woodford Station, making commuting and everyday amenities easily accessible.

The property itself boasts a spacious lounge with a dedicated dining area, a luxury fitted kitchen with modern appliances, a generously sized bedroom with fitted wardrobes, a stylish bathroom, and ample storage throughout.

Set within a highly sought-after and well-maintained development, residents can enjoy beautifully landscaped communal gardens, shared lounge areas, and convenient parking facilities.

This exceptional apartment presents an ideal opportunity for those seeking a comfortable and secure home in a prime location. Don't miss out—schedule your viewing today!

LEASEHOLD

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.