

DURDEN & HUNT

INTERNATIONAL



Osborne House, Woodford Green IG8

Offers In Excess Of £500,000

- Large Living Room
- Good Sized Kitchen
- Master Bedroom With En Suite And Fitted Wardrobes
- Additional Bedroom
- Located On A Prestigious Development
- Excellent Transport Links

309 High Road, Loughton, Essex, IG10 1AL
0203 026 0160

loughton@durdenandhunt.co.uk
<https://www.durdenandhunt.co.uk/>

Large Living Room - Good Sized Kitchen - Master Bedroom With En Suite And Fitted Wardrobes - Additional Bedroom - Located On A Prestigious Development - Excellent Transport Links



Council Tax Band: G



Durden and Hunt welcome to the market this exceptional two bedroom apartment located on the prestigious gated development on Repton Park.

Internally this immaculate property offers a large open plan living room and dining area, followed by a good sized fitted kitchen. This property further boasts a master bedroom with en suite and fitted wardrobes. An additional well proportioned bedroom is complemented by a contemporary family bathroom.

Externally this property benefits from two allocated parking spaces and multiple landscaped communal ground.

Ideally located close to local shops, schools and amenities as well as excellent transport links including the M11, A1400, A406, Woodford and Chigwell tube stations.

Repton Park was originally Claybury hospital and was developed sympathetically by Crest Nicholson with design approved by English Heritage, converting the original buildings and adding new apartments and houses to the 140 acres of landscape ground. Repton Park is arguably one of the local areas most prestigious developments with beneficial extras including on site CCTV system, 24hr concierge service, virgin active spa, gym and bistro, allocated and visitor parking. Repton park is situated within reach of excellent transport links including Woodford central line station, A12 and M11 and close to the local and popular parade of shops from Woodford high road and Brook Parade including a wide range of shops, schools and amenities.

Consumer Protection from Unfair Trading Regulations 2008.

Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of

instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing.

Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included, they may however be available by separate negotiation. On most occasions features and facilities of a property are owner advised and potential buyers are advised to confirm these.

Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated.

Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances and this.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

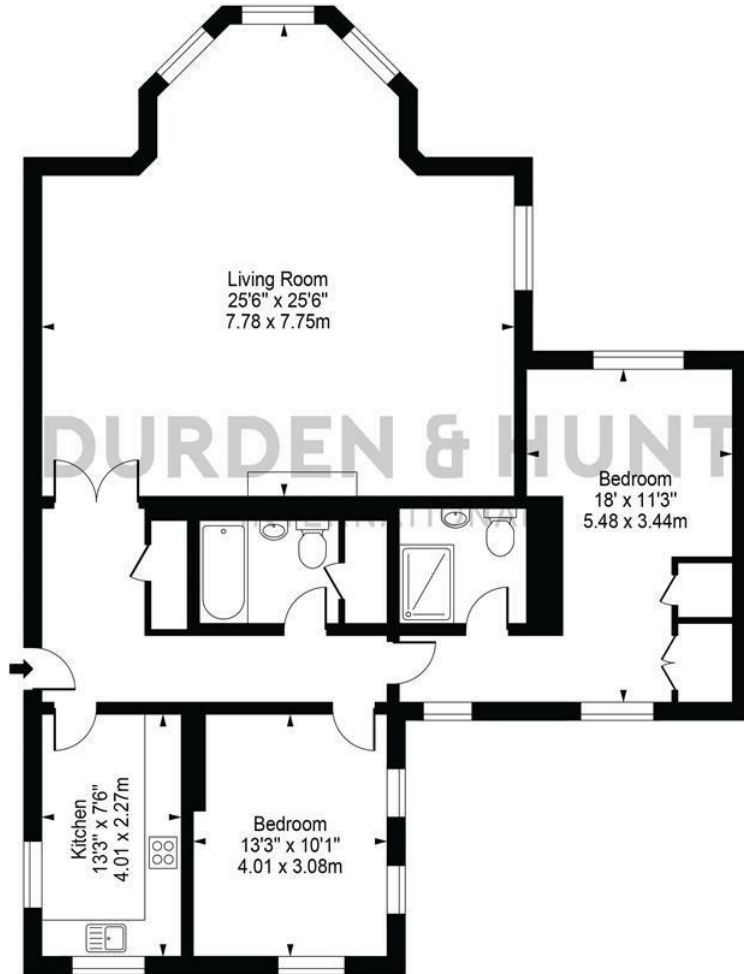
On occasion photographs may be owner supplied.

Durden & Hunt are a proud member of the Property Ombudsmen.





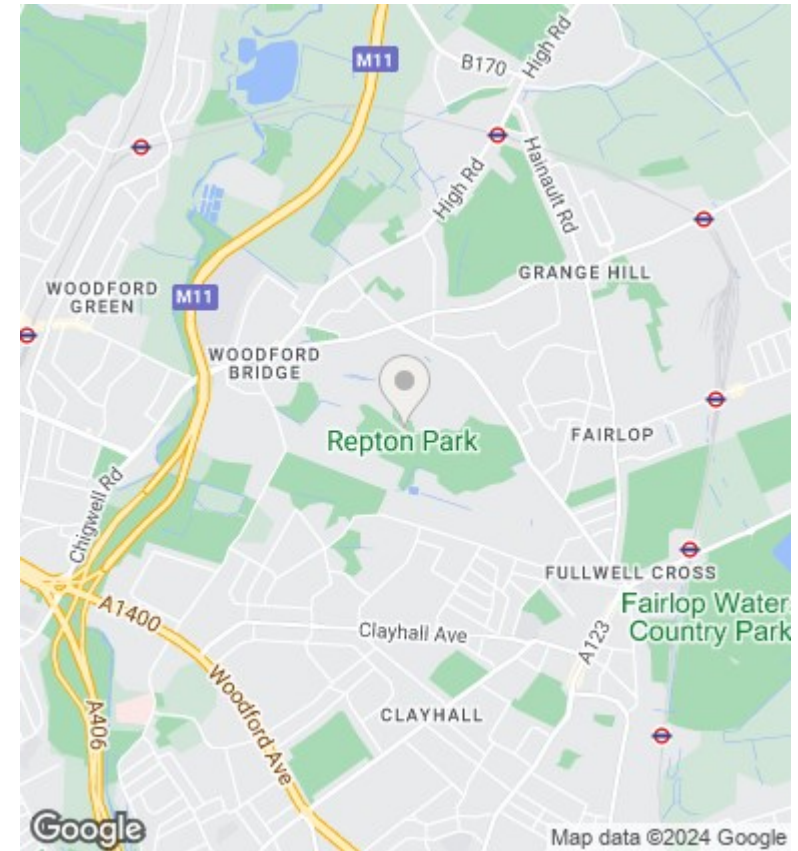
Osborne House
 Approx. Gross Internal Area 1294 Sq Ft - 120.25 Sq M



First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(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	