



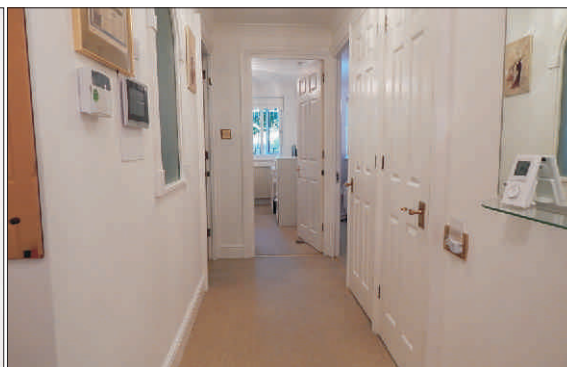
# Village Heights Woodford Green



STEPHENS  
& PARTNERS

Village Heights  
Woodford  
£360,000

Two Bedrooms  
Lounge/Diner  
Fitted Kitchen  
Modern Shower Room  
Walk in Wardrobe  
Upvc Double Glazed  
Central Heating  
Garden Apartment.



**S**tephens & Partners are delighted to bring to the market this exceptional two bedroom ground floor ex-show apartment situated in Village Heights, a purpose built retirement complex located within easy access to all local amenities.

This garden apartment gives exceptional value, and is complimented with many internal features which have been added by the current vendor.

Via a secure entry system, this purpose built apartment comprises of;  
Two Bedrooms, Lounge/Diner, Fitted Kitchen, Modern Fitted Shower Room, Walk in Wardrobe, Upvc Double Glazed throughout, Newly Installed Central Heating System, Garden Apartment.

The development is complimented by its very own large lounge, guest suite, house manager and many well maintained gardens and in addition a 24 hour care line response system. It is a condition that residents be over the age of 65 years or the statutory retirement age, aged 55 or over and retired from their principle occupation or profession or who are the surviving spouse or such person.

Entrance via wood door to front leading to;

#### **Hallway**

Fitted carpet, radiator, airing cupboard housing hot water tank, two storage cupboards, feature light fittings, power points, coving, entry ipad system, doors to all rooms.

#### **Lounge**

23'6 x 13'2 (7.17m x 4.02m)  
Fitted carpets, feature mirrored storage cupboards, upvc double glazed bay windows with upvc double glazed door to extremely well maintained rear garden, feature fire surround, radiators, power points, tv arial socket, wall lighting with feature ceiling lights, coving, archway to;

#### **Kitchen**

7'9 x 6'9 (2.36m x 2.06m)  
Recently fitted with a range of high & low level units, integrated fridge/freezer, Waher/dryer & dishwasher. Built in Oven, hob & extractor fan. Stainless steel sink unit with mixer tap, under unit lighting, power points.

#### **Bedroom 1**

14'2 x 8'9 (4.32m x 2.67m)

Built in His & hers wardrobes with matching drawer units, fitted carpets, Upvc double glazed window to rear, wall lighting, radiator, coving, power points, tv arial socket, mirror doors to; Walk in Wardrobe - which has been fitted with rails and shelves and is ideal for additional clothes and accessories.

#### **Bedroom 2**

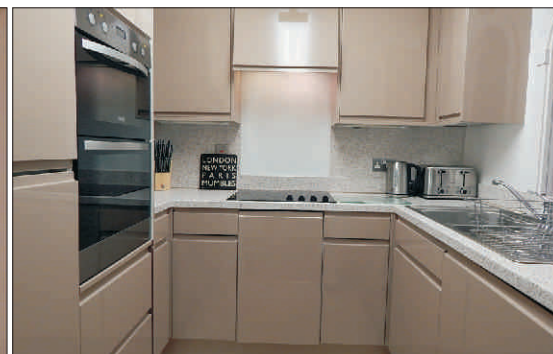
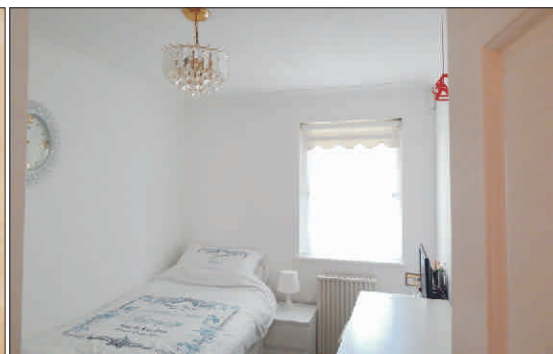
11'1 x 7'3 (3.38m x 2.21m)

Upvc double glazed window to rear, fitted carpet, large built in double wardrobe, feature light fitting, radiator, power points.

#### **Bathroom**

8'6 x 4'5 (2.59m x 1.35m)

Modern fitted with vanity unit and feature down lighting, inset sink and storage cupboard, low level built in wc, shower cubicle with Triton T80 electric shower, wall tiles, vinyl cushion flooring, feature wall mounted heated towel rail, extractor fan,





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