

McRae's

Thurlow Close, Chingford, London, E4 9XE

**Well Presented 2nd Floor Apartment...
...Chain Free With Parking Space & Long Lease...**



Guide Price £235,000 Leasehold

On the second floor of this sought after modern development, this thoughtfully planned one bedroom apartment is offered with no onward chain, together with a resident/visitor parking space.

The accommodation features a spacious lounge area with kitchen off, bathroom/W.C., in addition to a bedroom that overlooks attractive and well maintained communal gardens. This property is an ideal purchase for first time buyers/investors, as the property is easy to commute from, and benefits from a 182 year lease.

Thurlow Close is a popular turning off Higham Station Avenue, which incorporates a variety of individual properties within walking distance of a first class range of facilities, including shops, schools, supermarkets as well as green space.

Chingford Mount Shopping Centre and Highams Park Village are both within a comfortable distance, the latter offering a mainline station serving Liverpool St., London, Walthamstow Central and the Victoria Line. Access to the A406 and regular bus routes are nearby, allowing access to all these amenities.

CALL NOW TO VIEW!

Entrance

Communal entrance with security entry phone system, stairs rise to each floor, door to flat.

Reception Hall (7' 04" x 7' 08") or (2.24m x 2.34m)

Wall mounted security entry phone, full length storage cupboard housing the electric meter with additional built-in shelving plus access to the bathroom, lounge and bedroom lead off.

Lounge (15' 08" x 9' 03") or (4.78m x 2.82m)

Double glazed windows with side casements to the rear elevation overlooking the communal gardens, wall mounted electric heater, cupboard housing the water tank and a useful breakfast bar divide, giving access to:

Kitchen (7' 05" x 8' 02") or (2.26m x 2.49m)

Part tiled walls, a smart range of wall and base cupboards with pull out drawers and ample worktop space, single bowl sink unit with mixer tap, plumbing provision for automatic washing machine, space for fridge and electric cooker, concealed extractor fan (untested)and a strip light to the ceiling.

Bedroom 1 (10' 05" x 7' 07") or (3.18m x 2.31m)

Double glazed window to the rear elevation, wall mounted storage heater in addition to part louvre bi-fold cupboard doors providing wardrobe space.

Bathroom (6' 04" x 5' 04") or (1.93m x 1.63m)

Fully tiled walls, white panel bath with mixer tap and overhead shower attachment, wall mounted electric shower, tiled flooring, low flush W.C., single wash hand basin with mixer tap and cupboard beneath plus an air vent.

Outside

Well maintained communal gardens in addition to allocated resident/parking space.

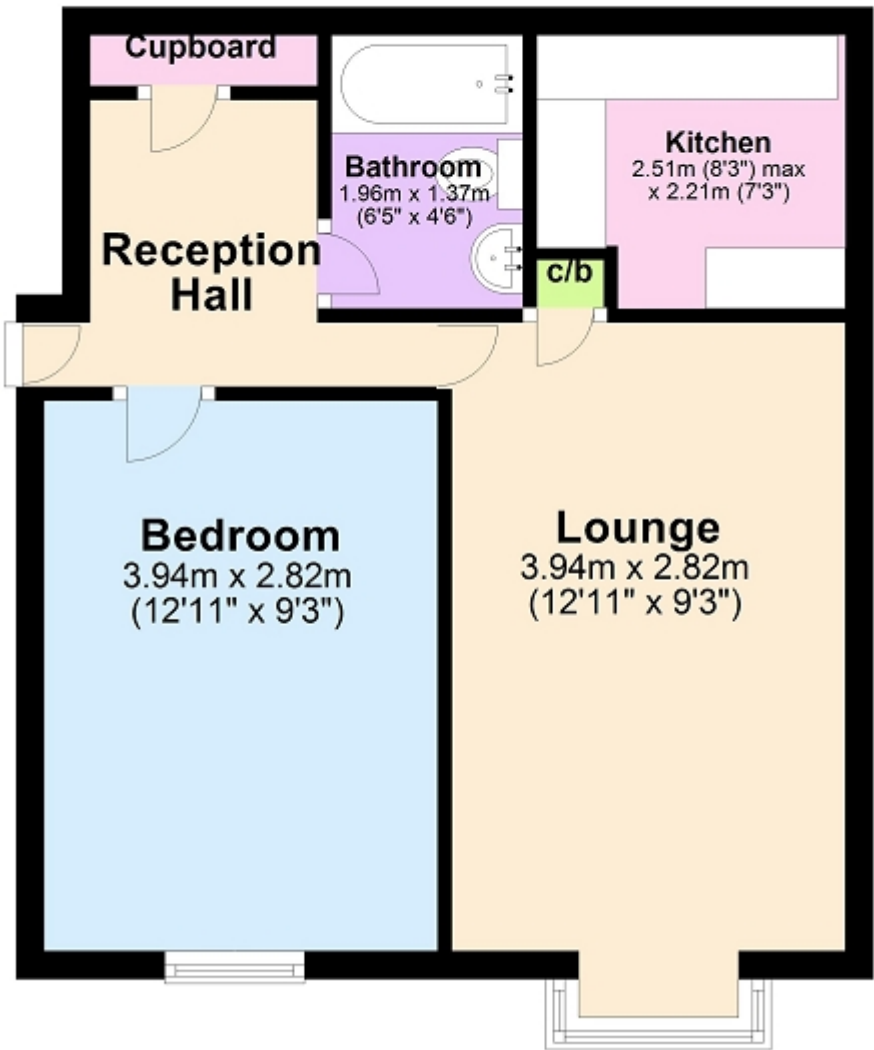
Council Tax Band - B

EPC Rating - C





Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every care has been take to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of offer or contract. These Particulars are issued on the basis that all negotiations are conducted through McRae's Sales, Lettings & Management.

