



BOWDEN  
BRADLEY



35 Vienna Close

, Clayhall, IG5 0PX

**Offers over £220,000**



## 35 Vienna Close

, Clayhall, IG5 0PX

Welcome to this charming 2-bedroom retirement flat located on the 1st floor the desirable Vienna Close, Clayhall. This property is exclusively for those over 60 and offers a peaceful and secure environment with no onward chain, making it a stress-free option for your next move.

One of the highlights of this property is the well-maintained communal gardens, providing a serene setting for relaxation and leisurely strolls. Additionally, the social area for entertainment and gatherings offers a perfect space to socialize with fellow residents and enjoy community activities.

Inside, you'll find spacious rooms that are perfect for comfortable living. Whether you're relaxing in the living room with its double aspect letting lots of natural light into the bright flat through its double glazed windows, or preparing meals in the kitchen, there is ample space to make this flat feel like home.

Conveniently located, this property boasts good transport links, making it easy to explore the surrounding areas or visit nearby amenities, with the additional benefit of residents parking. You have everything you need within reach, this retirement flat offers a blend of tranquillity and convenience.

Don't miss out on the opportunity to make Vienna Close your new home and enjoy a relaxed and vibrant retirement lifestyle in this welcoming community.

Lease remaining: 89 Years (share of freehold)

Service charge: £273 per month

Ground rent: £200 per year

Bowden Bradley Estate Agents are the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

Hallway

Lounge/Diner  
21'3" x 7'6" (6.48m x 2.29m )

Kitchen  
11'6" x 4'6" (3.51m x 1.37m )

Bedroom  
17'3" x 8'8" (5.26m x 2.64m)

Bedroom  
17'3" x 6'6" (5.26m x 1.98m)

Bathroom

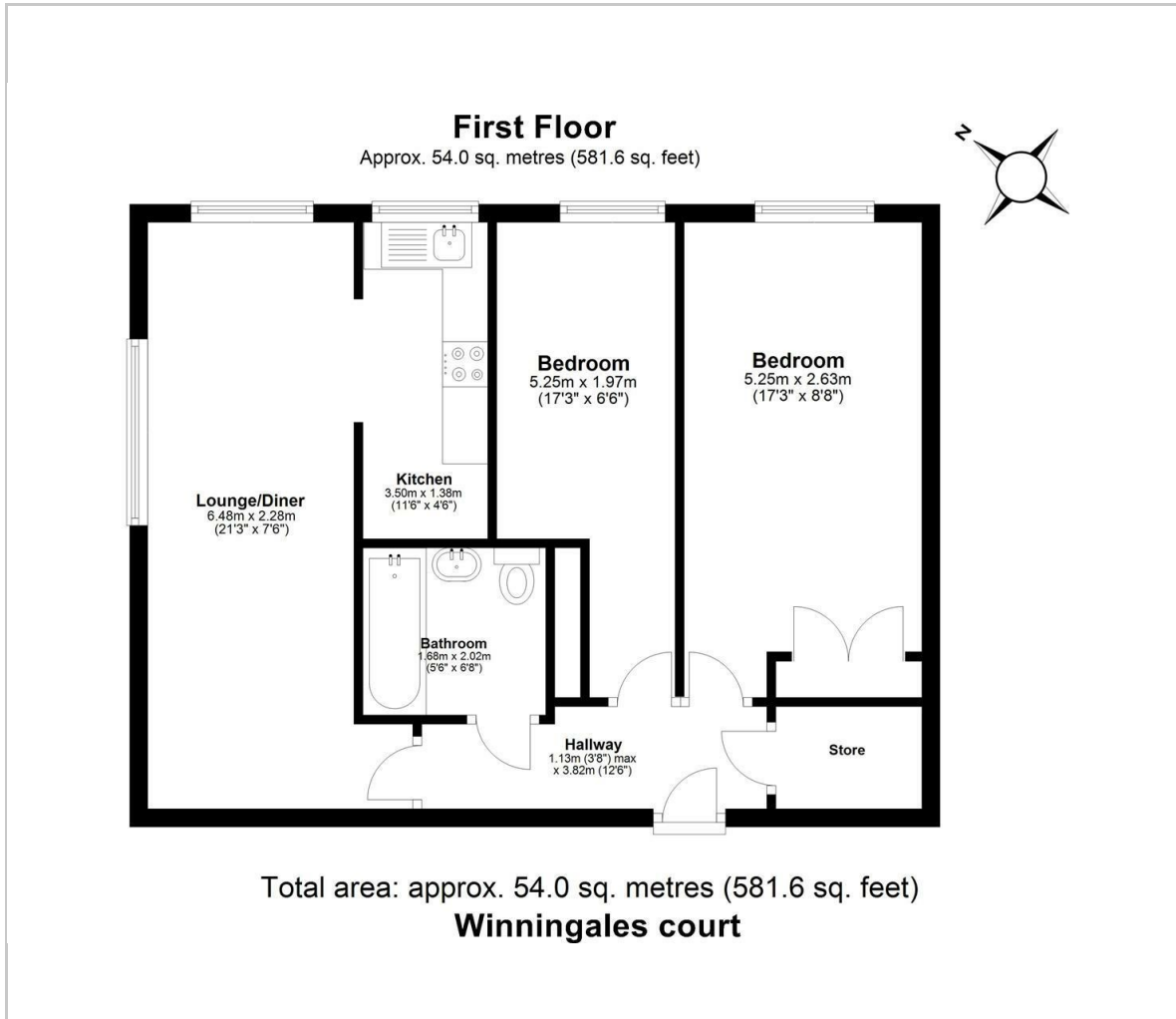
Communal areas

Communal Garden's





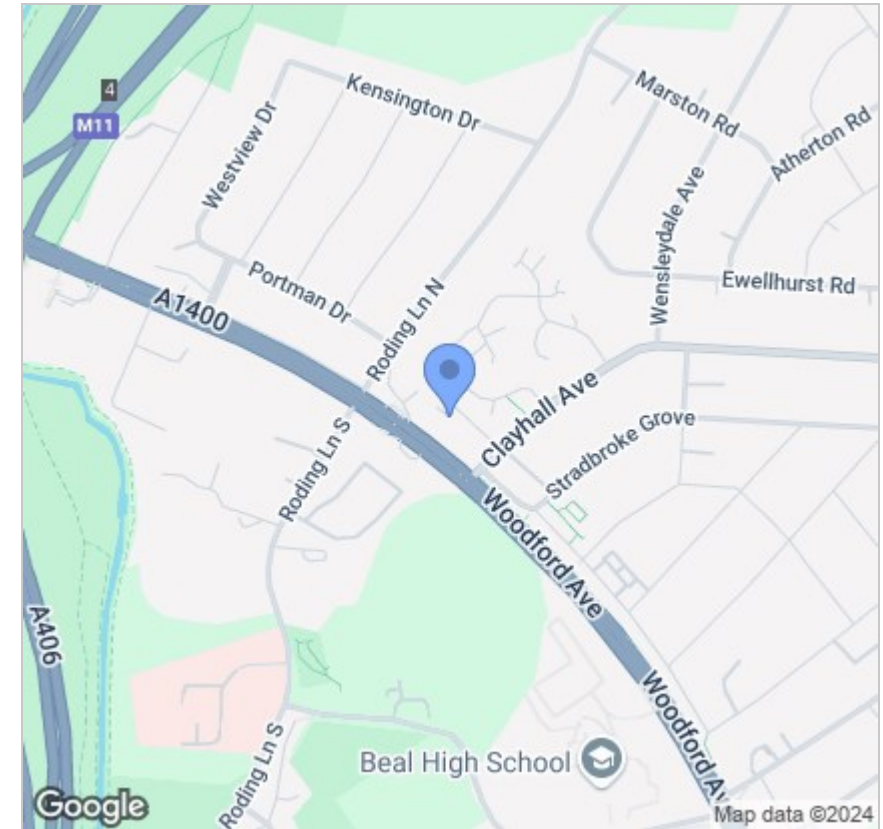
## Floor Plan



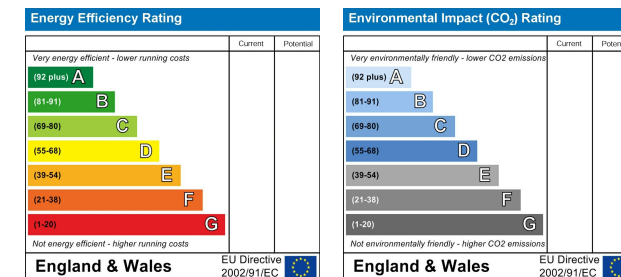
## Viewing

Please contact our Bowden Bradley Office on 0208 0593 593 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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