



BOWDEN  
BRADLEY



**Blenheim Court Navestock Crescent**  
, Woodford Green, IG8 7BB

**Guide price £250,000**



## Blenheim Court Navestock

Woodford Green, IG8 7BB

In the charming area of Woodford Green, this delightful two-bedroom apartment on Navestock Crescent offers a perfect blend of comfort and convenience. The property boasts a spacious reception room, ideal for both relaxation and entertaining guests. The large windows allow natural light to flood the space, creating a warm and inviting atmosphere.

The apartment features two well-proportioned bedrooms, providing ample space for rest and privacy. The immaculate condition throughout ensures that you can move in with ease, without the need for immediate renovations or repairs.

One of the standout features of this property is the private balcony, where you can enjoy your morning coffee or unwind in the evening while taking in the serene surroundings. Additionally, the flat benefits from plenty of parking, making it a practical choice for those with vehicles.

Situated in a quiet turning, this apartment offers a peaceful retreat while still being conveniently located near local amenities and transport links. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to enjoy a comfortable lifestyle in a sought-after area. Don't miss the chance to make this lovely flat your new home.

Lease remaining: 119 years  
Annual Service charge: £2032.8  
Annual Ground rent: £10

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.

Front

Hallway





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Living Room  
11'3" x 16'0" (3.45 x 4.88)

Kitchen  
12'0" x 7'1" (3.68 x 2.18)

Bedroom  
8'2" x 16'4" (2.51 x 4.98)

Bedroom  
8'3" x 16'4" (2.54 x 4.98)

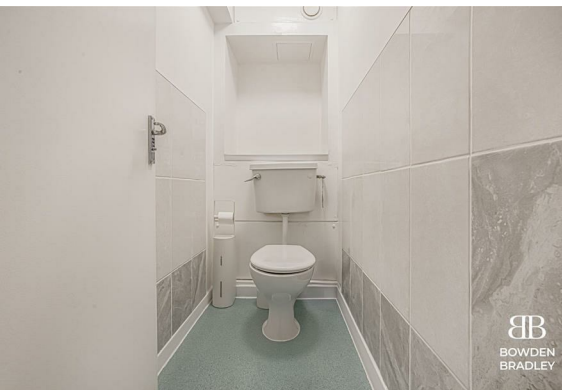
Toilet  
2'11" x 7'1" (0.91 x 2.16)

Bathroom  
5'4" x 9'8" (1.65 x 2.95)

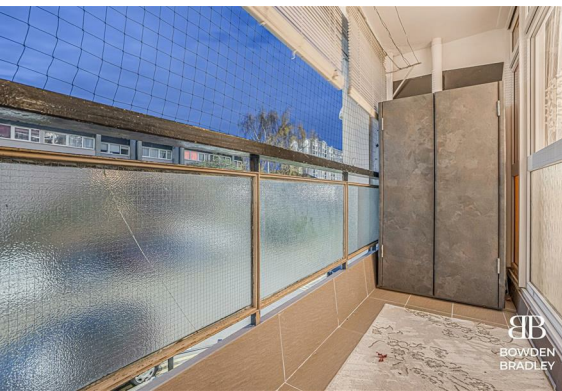
Balcony  
10'11" x 3'8" (3.35 x 1.12)



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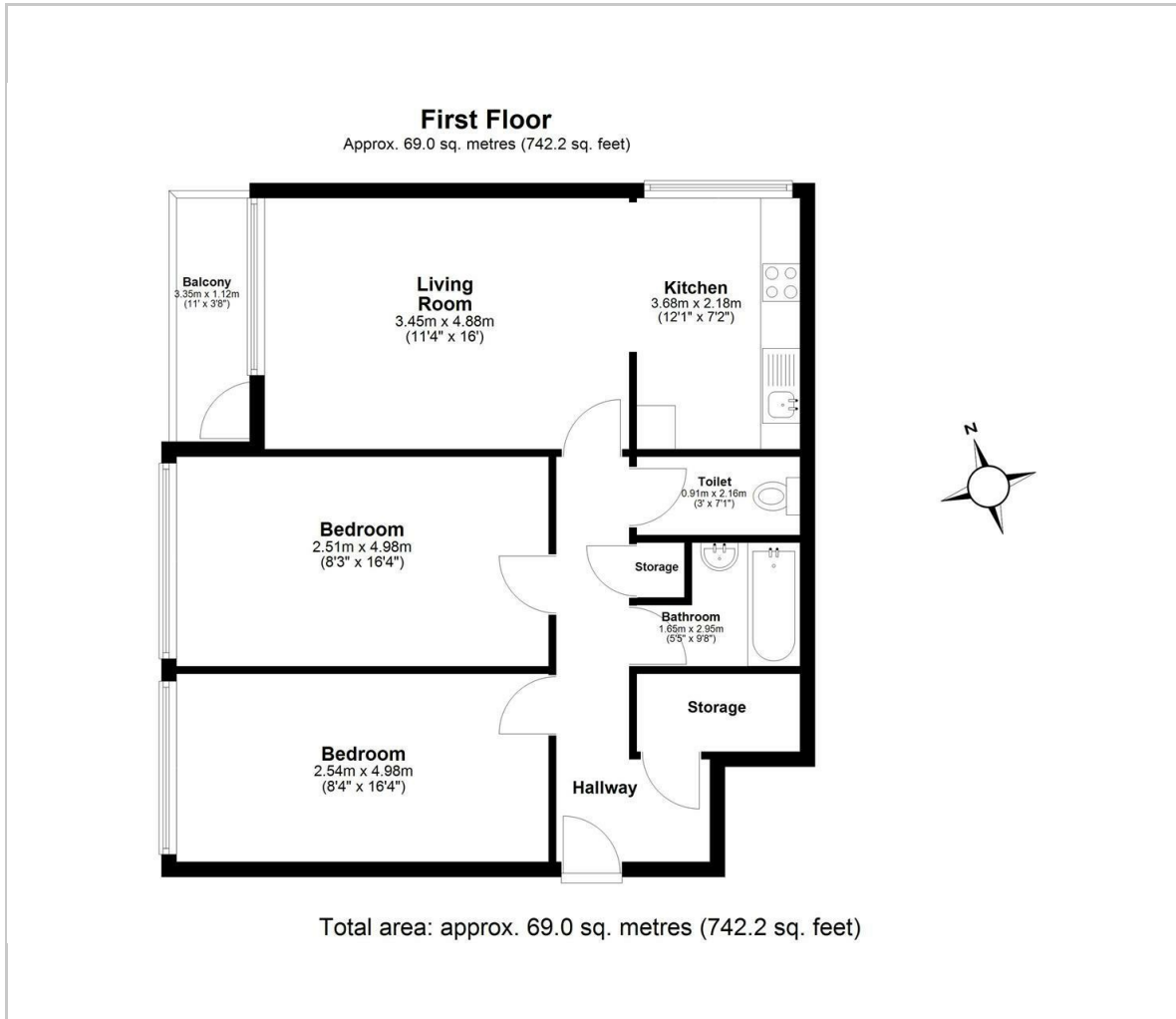


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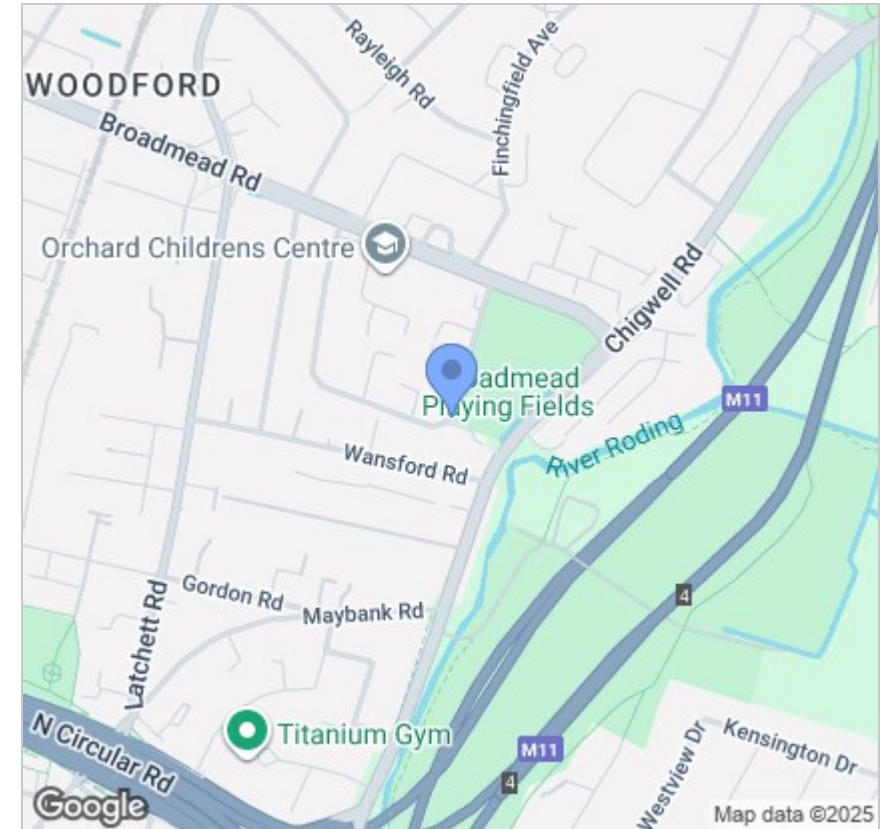
## Floor Plan



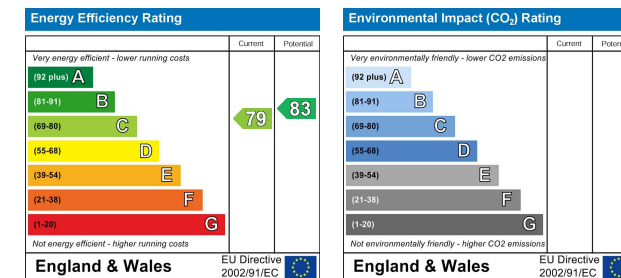
## Viewing

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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