





48 Chapelmount Road Woodford Green, IG8 8HW

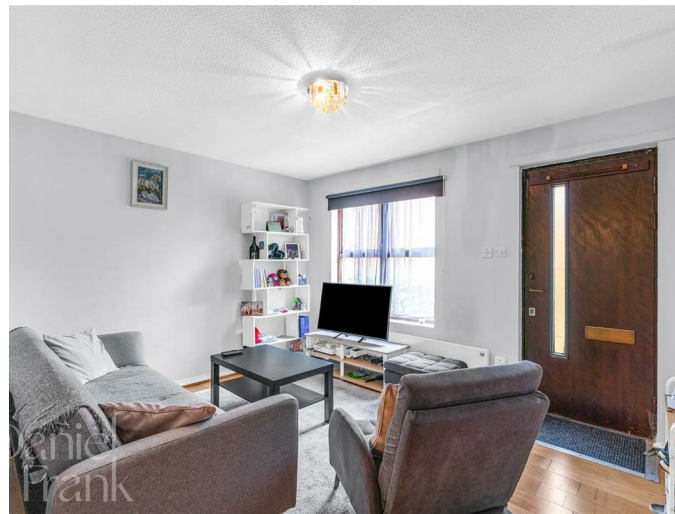
Located within a sought-after private development, this delightful ground floor one-bedroom maisonette offers an ideal opportunity for first-time buyers or investors alike. With its own private entrance, spacious layout, and picturesque communal gardens, the property delivers modern convenience in a peaceful setting.

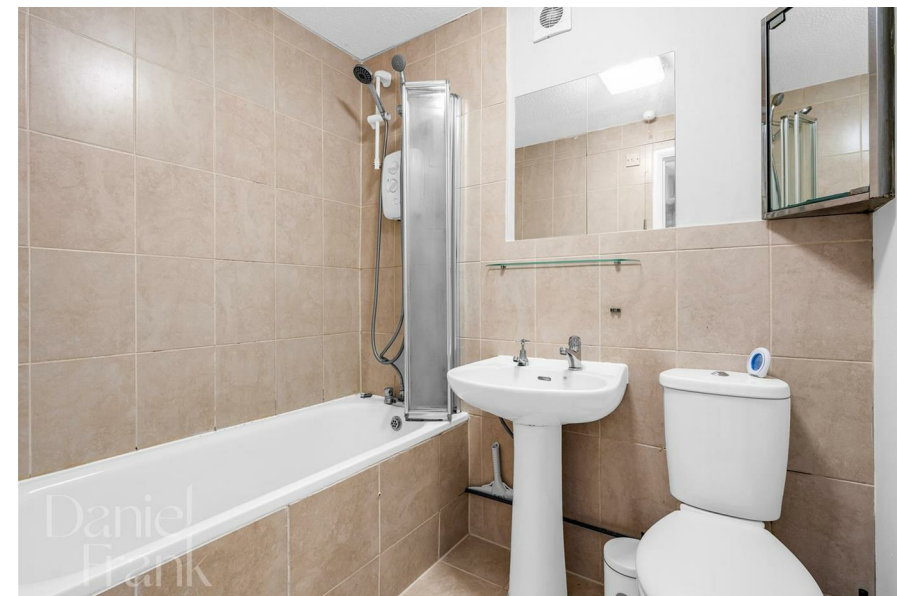
Inside, the property features a bright and welcoming lounge, a fitted kitchen, a well-proportioned double bedroom with fitted wardrobes, and a modern family bathroom. The apartment also benefits from electric heating, allocated residents parking, and is offered to the market chain free.

Positioned just a short walk from local shops, amenities, and the Central Line at Woodford and Chigwell, the location is ideal for commuters, with easy access into Liverpool Street and the West End. You'll also enjoy proximity to Ray Lodge Park, Claybury Park, and several well-regarded schools.

Lease remaining - 958 years.
Service charge - £742 per annum.
Ground rent - £80 per annum.

Tenure Leasehold
Council Redbridge

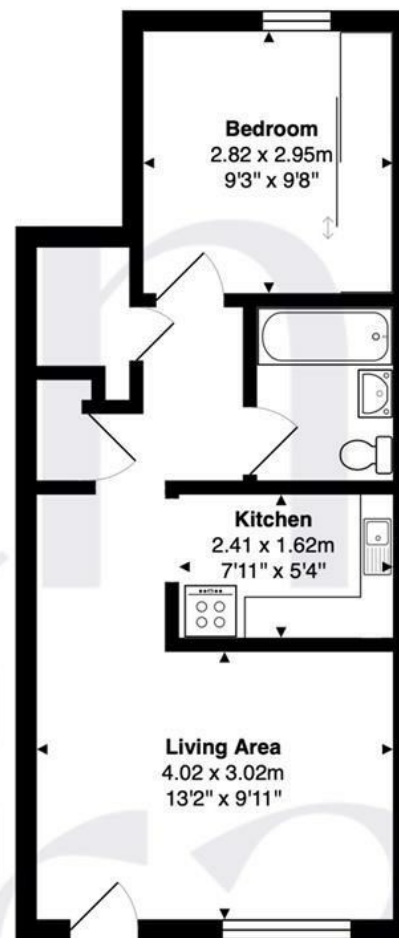




Your Next Chapter



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Ground Floor

Total Area: 37.4 m² ... 402 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk



WHY WOODFORD?

Woodford is an area coveted in history and has been built off of the foundations of the local people. This is shown first hand within the local Sports clubs. Woodford Golf Club is based just off the High Road and was established in 1890. Similar to the very successful Woodford Rugby Club which again is based on the High Road and was founded in 1924. Finally, Woodford Wells Cricket Club was founded in 1865 and is located on the prestigious Monkams Estate. It has recently been renovated to offer further sporting facilities and active lifestyle opportunities for all ages. Woodford prides itself on well-established local businesses from restaurants, cafes and coffee shops to hair salons and barbershops. In terms of schools there are a choice of both private and very highly regarded state schools. Woodford Green lives up to its name having Epping Forest on its doorstep with numerous access points scattered across IG8 and yet is still very accessible with numerous bus routes.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. We have not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

