



Parkmore Close, Woodford Green, IG8

BUTLER & STAG



Charming two double-bedroom apartment overlooking Woodford Golf Course finished to a superb standard throughout.



Leasehold - Share of Freehold

- Balcony With Views Over Woodford Golf Course
- Two Double Bedrooms
- Fitted Wardrobes
- Secure Entry Phone System
- Modern Bathroom With Four Piece Suite
- Allocated Parking

Introducing the excellent 2 bedroom first-floor apartment, a rare gem in the market. Boasting spacious interiors, the property features an inviting entrance hallway, a generously sized lounge complete with a dining area, and a balcony offering breathtaking panoramic views of the forest and Woodford golf course. Meticulously maintained by its current owners, the property is presented in excellent condition.

Among its distinctive attributes, this unique apartment offers private residents allocated parking and access to beautifully manicured communal gardens. Sold with the Share Of Freehold, it epitomizes exclusivity and comfort.

Nestled within the coveted Parkmore Close development, centrally located between Sunset Avenue and Sydney Road, residents enjoy direct access to the forest while remaining in close proximity to Woodford High Road's amenities. Woodford Central Line station is a mere stroll away, and the property boasts a plethora of dining options on its doorstep, including the renowned Italian restaurant Bel Sit, Miller & Carter, Mezza, and Storia. With its blend of urban convenience and proximity to verdant spaces and transportation hubs, Parkmore Close, Sunset Avenue, presents an irresistible lifestyle opportunity in the heart of Woodford.

Underlying Lease Remaining - 953
Service charge - £1,660 PA
Ground Rent - £0

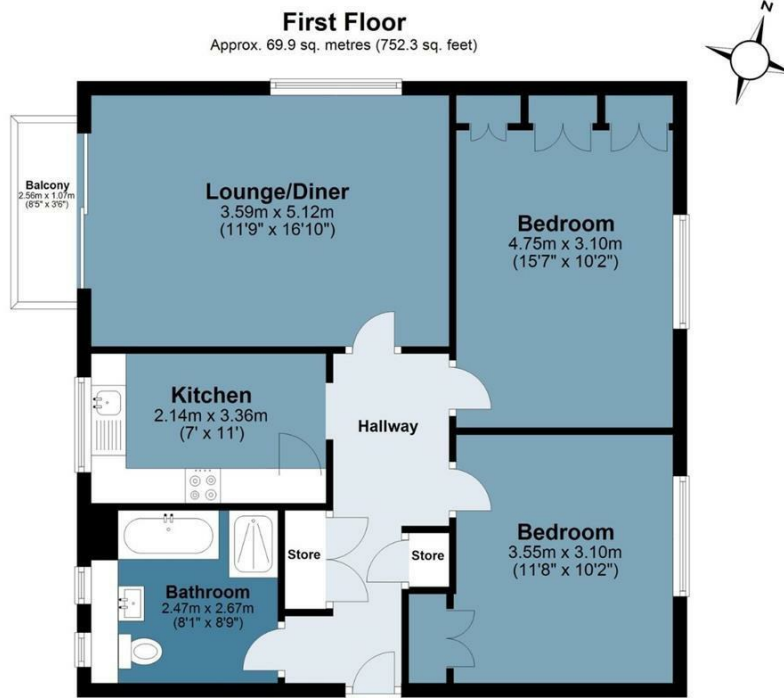




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Approx. Gross Internal Area 69.9 sq. metres (752.3 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.