



Total area: approx. 73.9 sq. metres (795.5 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

St Winifreds

Directions

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**2 Bed
Flat
located in**



18 St. Winifreds Close

Chigwell
IG7 5DU

£375,000
Leasehold



Some images have been virtually staged to help illustrate the potential of the property.

Welcome to Saint Winifreds Close, this chain free, two bedroom ground floor apartment is ready for a new owner to put their own stamp on it. The development is set well back from main roads, offering a peaceful and tranquil living environment and is easily accessed from Manor Road

The accommodation comprises a spacious master bedroom with access to a balcony overlooking well maintained communal gardens and mature trees, a second spacious separate bedroom, family bathroom, and an additional WC. There is also a generous living room, ideal for relaxing or entertaining, along with a separate kitchen and useful storage.

Offered at a competitive price, this property represents an excellent opportunity for buyers seeking a well located home with scope to personalise.

Share of Freehold
Lease Approximately 950+ years
Service Charge per quarter Approximately: £321
No Ground Rent



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

