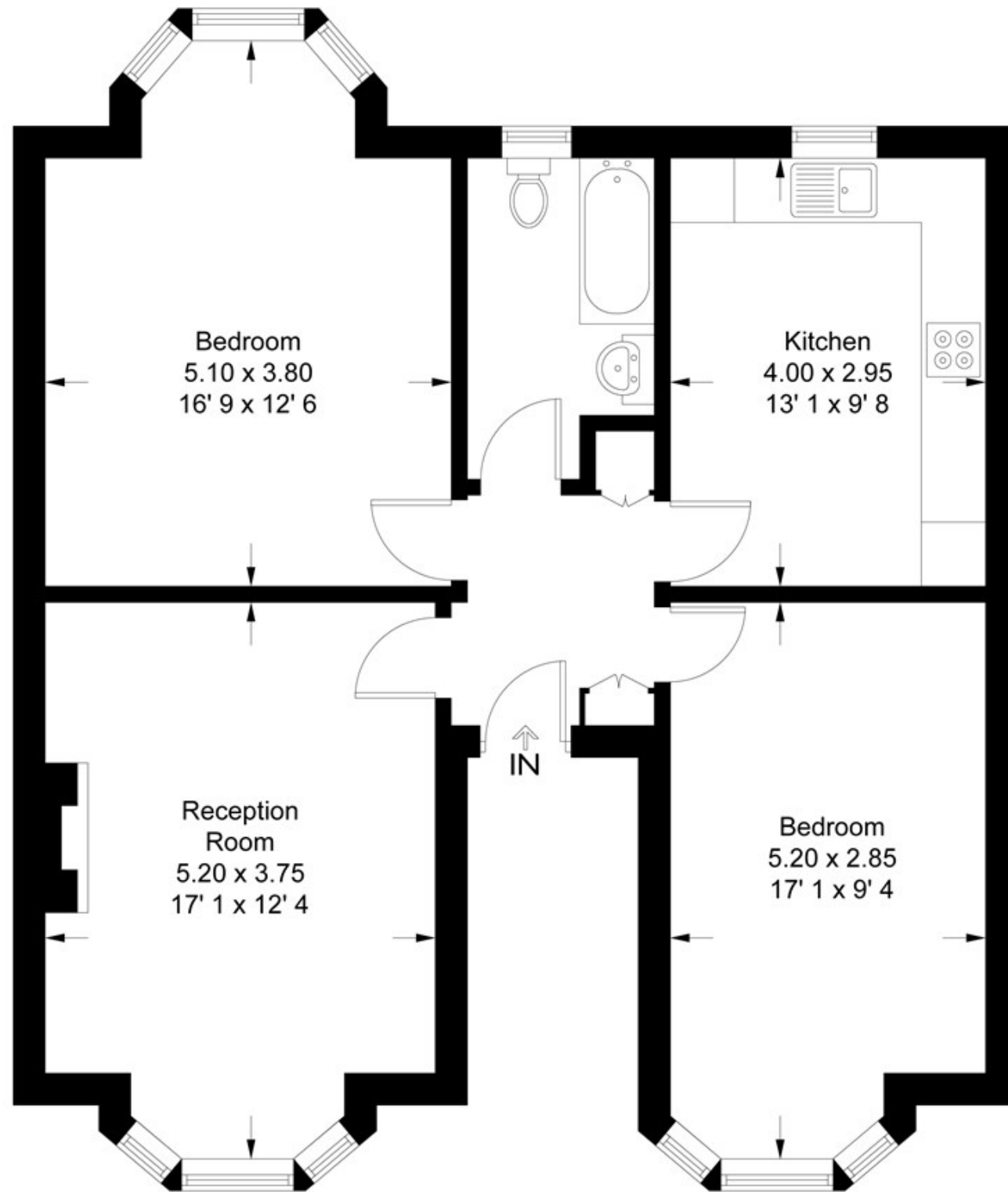


## Forest Court

Approximate Gross Internal Area = 786 sq ft / 73 sq m



**First Floor**

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



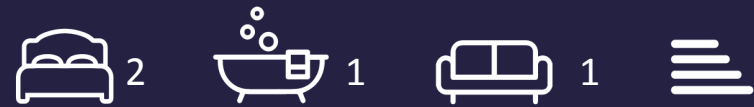
### Forest Court, Snaresbrook

Offers In Excess Of £465,000 Leasehold - Share of Freehold

- First floor apartment
- Spacious Sitting/dining Room
- Snaresbrook Station (0.8 miles)
- Communal parking and Garage en-bloc
- Beautifully communal gardens
- Two generous double bedrooms
- Kitchen/breakfast room
- No onward chain
- Share of Freehold
- Long lease

# Forest Court, Snaresbrook

Petty Son & Prestwich are delighted to offer this two double bedroom apartment with garage. Nestled away just off the ever popular and idyllic Forest Approach, you will discover this larger than most (786 sq. ft), first floor flat that forms part of this sought after 1930s development in Snaresbrook.



Council Tax Band: C



This characterful development enjoys stunning communal gardens, which are renowned for their immaculate presentation and beautiful mix of established oak trees, mature shrubs, lush lawn and tranquil seating areas under the trellised archways. Epping Forest, which borders the development, allows you to feel like you are miles from anywhere, yet you are just a short walk alongside Eagle pond to Snaresbrook station (0.8 Miles) and Wanstead High Street.

**BEDROOM**  
16'9" x 12'6"

**BEDROOM**  
17'1" x 9'4"

Centrally positioned in the middle block of the of the development, this enables the light to flood into the apartment thanks not only to the large bay windows, but also helped by not being overlooked. Stepping inside, the space on offer can be fully appreciated.

The accommodation is comprised of a spacious sitting room with a feature fireplace and a large bay window. The large kitchen/diner, with plenty of storage and worktop space also has enough room for a dining table for enjoying your evening meals. There are two double bedrooms, both bedrooms are spacious and bright and boast large bay windows. The bedrooms both have enough space to have desks to create a work from home space if required, the principal with fitted wardrobes whilst the family bathroom is fitted with a white suite. The property benefits from a share of the freehold, a long lease, communal parking and garage.

As well as Snaresbrook Central Line Station transport links include local bus routes and easy road links to the M11, M25 and North Circular.

EPC Rating: C74  
Council Tax Band: C  
Lease Information: 999 years from 24th June 2007 (982 years currently remain)  
Service Charge: £2,400 per annum (Reviewed annually)  
Ground Rent: N/A

**RECEPTION ROOM**  
17'1" x 12'4"

**KITCHEN**  
13'1" x 9'8"