



Deepdene Close, Snaresbrook

Asking Price £435,000 Leasehold - Share of Freehold

- Two double bedrooms
- Recently fitted modern bathroom
- 0.3 miles to Snaresbrook Central Line/High Street
- Share of the freehold
- Purpose built apartment
- Spacious living/dining room
- Recently decorated throughout
- Allocated parking space

Petty Son and Prestwich are proud to offer for sale this modern, two-bedroom, purpose built apartment situated only 0.3 miles to Snaresbrook Central Line Station and High Street.

This two bedroom apartment is perfectly located for commuters, being within close proximity of the A12 and within a short walk of Snaresbrook (0.3 miles) and Wanstead (0.9 miles) Central Line Stations. Epping Forest and local parks sprawl across the area and are ideal for a morning run, bike ride or walk on a sunny day. Wanstead High Street is just 0.2 miles with its fantastic mix of restaurants, coffee shops, bars and boutiques. The property is situated on the first floor in a very well-maintained block. Internally you will find this home has been recently redecorated by the current owners, the décor throughout is bright and neutral with large windows allowing natural light to flood into the property. The main reception room is an excellent size and offers space for both a living and separate dining area. The two double bedrooms, with fitted wardrobes, are ideal for creating a guest room or home office. The modern family bathroom has recently been replaced and boasts enough room for a bath with shower fixture overhead with a tile surround. The property is being sold with a share of the freehold and allocated parking space.

Lease Information: 125 years from 25th March 1998 (99 years currently remain)

Service Charge: £1300 per annum (Reviewed annually)

Ground Rent: N/A

EPC Rating: C76

Council Tax Band: C

Reception Room

18'10" x 11'10"

Kitchen

13'9" x 6'4"

Bedroom

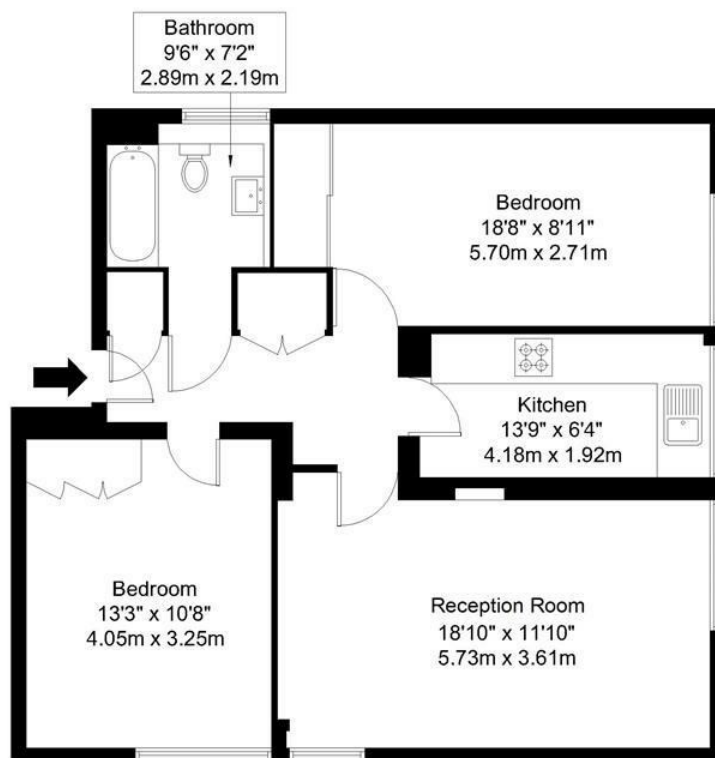
13'3" x 10'8"

Bedroom

18'8" x 8'11"

Bathroom

9'6" x 7'2"



Approx Gross Internal Area = 76.9 sq m / 827 sq ft

First Floor

Ref:

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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