



Forest Court, Snaresbrook

Offers In Excess Of £440,000 Leasehold - Share of Freehold

- Ground floor apartment
- Character and charm throughout
- Contemporary bathroom
- Surrounded by, with views directly over Epping Forest Land
- 0.7 Miles to Snaresbrook Station
- Two double bedrooms
- Large lounge/diner
- Kitchen/breakfast room
- Stunning communal grounds
- Share of Freehold

Petty Son & Prestwich are delighted to offer for sale this beautifully presented, ground floor apartment, offering two double bedrooms in the very popular Forest Court development.

Located just off of the tranquil Forest Approach, Forest Court offers spacious, purpose-built Art Deco apartments surrounded by stunning formal gardens and neighbouring Epping Forest land which allows you to feel like you are miles from anywhere, yet you are just a short walk alongside Eagle pond, Snaresbrook station (0.7 Miles) and the popular Wanstead Village. Positioned at the rear of the development this property benefits from being in a smaller block of only four apartments, providing views over forest land to the rear and the stunning communal gardens to the front. Stepping inside, the apartment has been decorated and presented tastefully with an authenticity true to the age of the build. The large, square hallway features fantastic storage and showcases the gorgeous, exposed floorboards which runs through the majority of the home, providing access to the spacious rooms with period doorways inlaid with leaded glass. The spacious lounge/diner features a large bay window and the two beautifully presented bedrooms offer a great deal of floorspace, with the principal bedroom enjoying views over the forest. The bright kitchen has plenty of storage space and space for a breakfast/dining table, whilst the modern fully tiled family bathroom offers a bath with shower and a heated towel rail. This beautiful home also benefits from a share of the freehold and communal parking.

EPC Rating: C71
Council Tax Band: C
Lease Information: 999 years from 24th June 2007 (982 years currently remain)
Service Charge: £2340 per annum (reviewed annually)
Ground Rent: N/A

Lounge/Diner
18'3 x 12'2

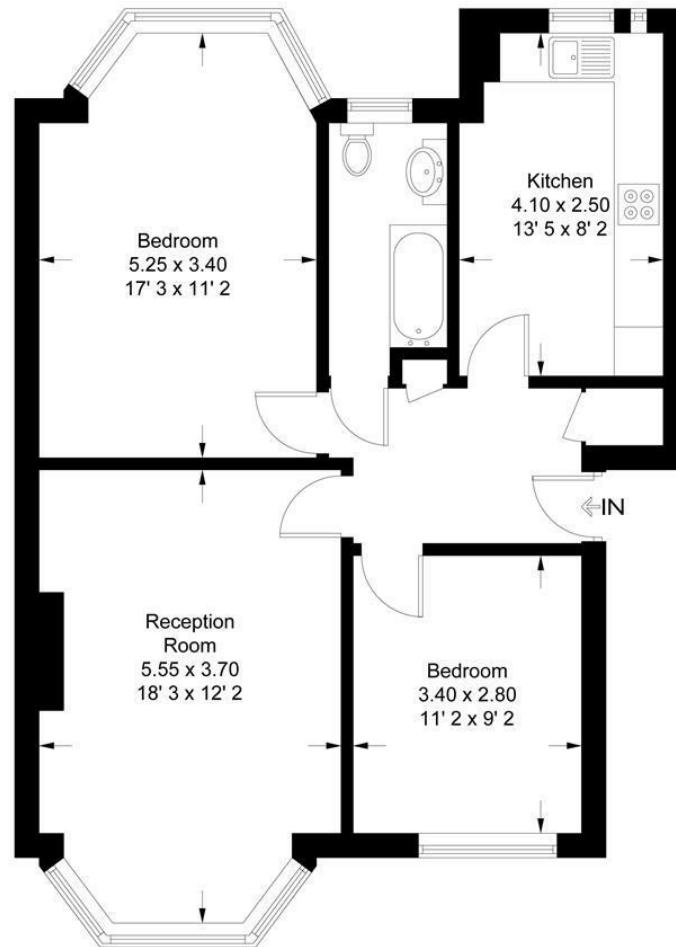
Kitchen
13'5 x 8'2

Bedroom
17'3 x 11'2

Bedroom
11'2 x 9'2

Forest Court

Approximate Gross Internal Area = 748 sq ft / 69.5 sq m



Ground 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.