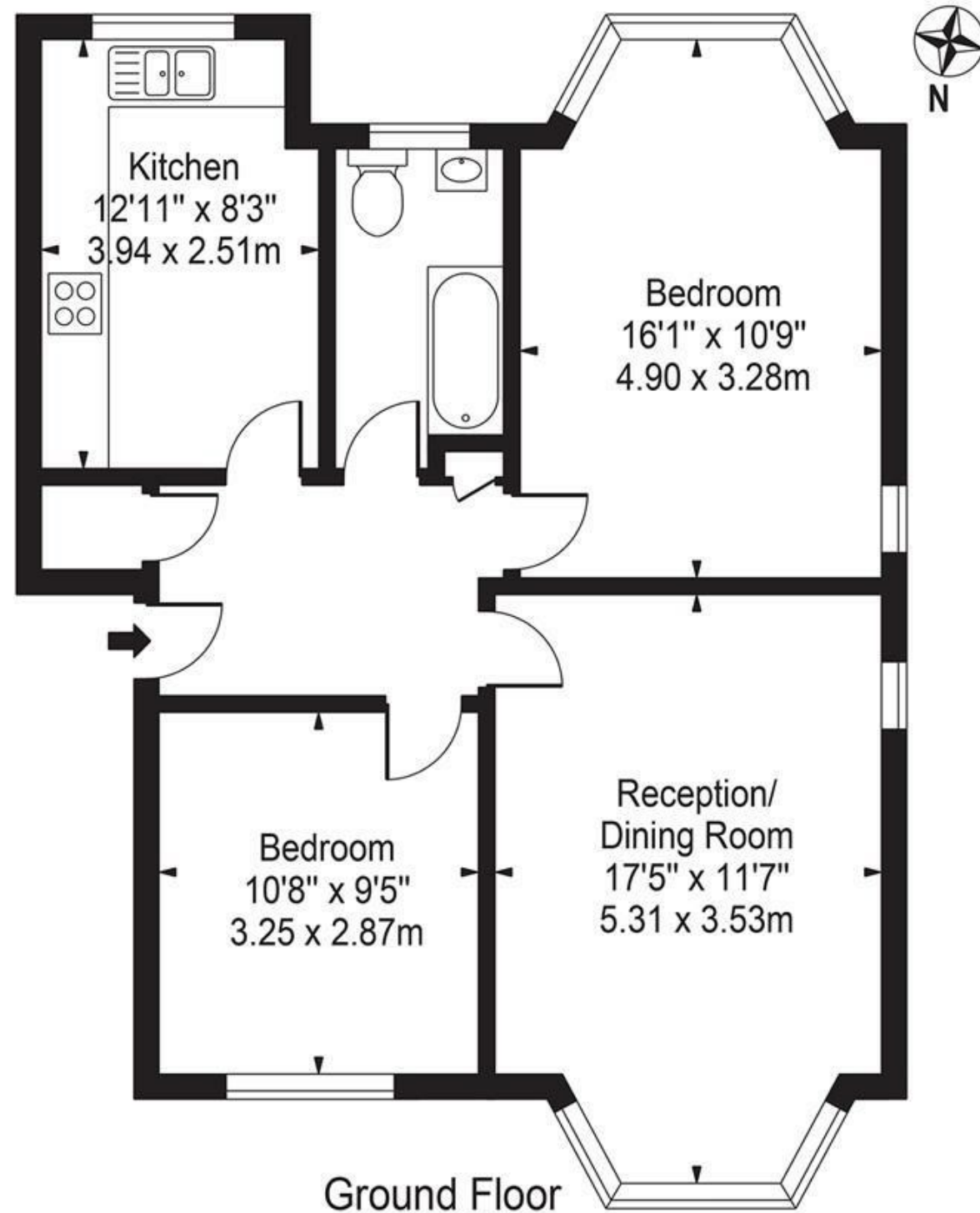


Forest Court

Approx. Gross Internal Area 701 Sq Ft - 65.12 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Forest Court, Snaresbrook

Asking Price £465,000 Leasehold - Share of Freehold

- Two double bedroom, ground floor apartment
- Share of freehold
- Modern bathroom
- Communal parking
- Elegant sitting room
- Shaker style kitchen/breakfast room
- Beautiful gardens

Forest Court, Snaresbrook

Surrounded by Epping Forest land, nestled away in Forest Court, you will discover this stunning two double bedroom, ground floor apartment with modern kitchen/breakfast room and bathroom, 0.7 Miles from Snaresbrook Station.



Council Tax Band: C



Forming part of this beautiful art deco development, this spacious apartment enjoys stunning views over the 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, with the sound of birds throughout the year, yet you are just a short walk alongside Eagle pond to Snaresbrook station (0.7 Miles) and you can be in Central London in less than twenty minutes.

Apartments in Forest Court are renowned for their generous proportions and sensible layout and this apartment is no exception. Stepping inside, the property has been recently decorated throughout with engineered wood flooring flowing seamlessly through the hallway and reception room. The spacious entrance hall serves all rooms thus adding to the sense of space on offer. An elegant sitting room is bathed in natural light thanks to the dual aspect windows, the large bay at the front enjoying garden views. A feature fireplace sits proudly in this room and adds to the character. The kitchen is fitted with a range of Shaker style cabinets complemented by contrasting work surfaces, integrated oven, hob and extractor all enhanced by the metro style tiling. There is plenty of space to add a table and chairs. The family bathroom is decorated in a contemporary style, the dark walls enhancing the white tiled walls. The suite comprises of bath with rain head and hand held shower over as well as a washbasin with useful storage. Both the double bedrooms on offer enjoy plenty of space for the bed and any additional storage needs, like the rest of the home, benefit from a great deal of natural light. The property further benefits from a share of the freehold, communal parking and stunning communal gardens.

EPC Rating: D65
Council Tax Band: C
Lease Information: 999 years from 24th June 2007 (981 years currently remain)
Service Charges: £2,460 Per Annum (Reviewed Annually)
Ground Rent: N/A

Reception /Dining Room

17'5" x 11'6"

Kitchen

12'11" x 8'2"

Bedroom

16'0" x 10'9"

Bedroom

10'7" x 9'4"