

Warren Court, IG7

PAUL BERG

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Offers Over £400,000
Leasehold

Well-presented, chain free ground floor two-bedroom garden flat, ideally positioned just moments from Grange Hill Underground Station.

The property is offered in good decorative order throughout and offers a bright, well-proportioned layout. There is a spacious reception room, a fitted kitchen with ample storage, two good-sized bedrooms, and a modern three-piece bathroom suite.

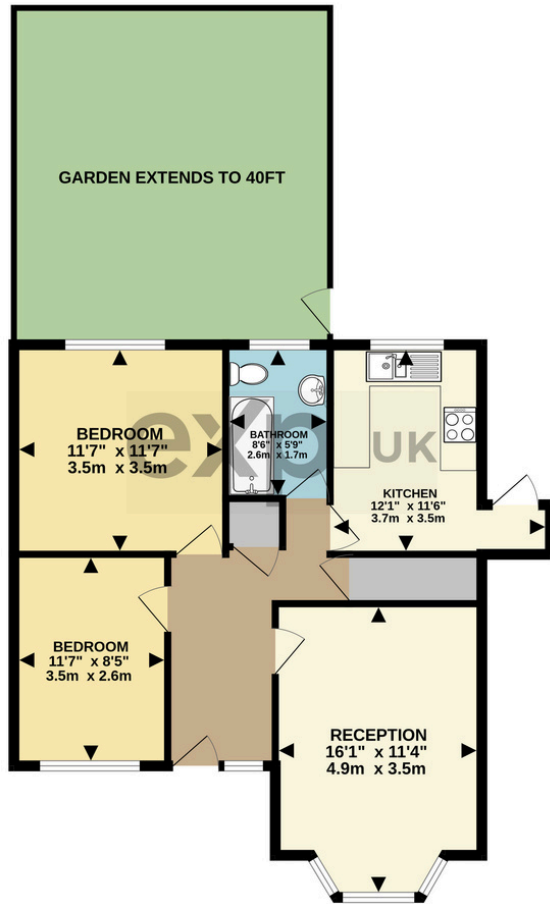
A real standout feature is the private garden, providing great outdoor space for relaxing or entertaining. Further benefits include off-street parking for added convenience.

Located within easy reach of local amenities, green spaces, and Central Line transport links, this is a strong option for first-time buyers, downsizers, or investors looking for a straightforward purchase.

Disclaimer - In accordance with the Estate Agents Act 1979 and the TPO Code of Practice, I disclose that the owner of this property is a relative of the selling agent.



GROUND FLOOR
670 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold : 114 years
 Service Charge: £100.00 per annum
 Ground Rent:: £100.00 per annum
 Local Authority: Epping Forest
 Council Tax: Band D - £2,241.07 per annum