



Lambourne Court, Navestock Crescent, Woodford Green, Essex, IG8 7BD

Offers In Excess Of £200,000 Leasehold

This first-floor flat purpose built apartment constructed in 1960, is perfect for first-time buyers, investors, or those looking to downsize.

Upon entering, you will find a spacious lounge that provides a welcoming atmosphere and features access to a private balcony. The well-sized fitted kitchen, complete with a breakfast bar, is perfect for casual dining and entertaining guests. The flat boasts two well-proportioned double bedrooms, family bathroom and a separate WC. The property benefits from lift access, making it easily accessible for all. Additionally, communal parking is available, along with communal grounds.

With approximately 99 years remaining on the lease and vacant possession with no onward chain, this property presents a hassle-free opportunity for new owners. The location is convenient, with excellent transport links and proximity to local shops, amenities, and schools, making it an ideal choice for those seeking a vibrant community.

Telephone or email to arrange a viewing appointment.

Hallway

3'2" x 17'2" (0.98 x 5.24)

Bedroom

16'0" x 8'3" (4.88 x 2.53)

Bedroom

13'5" x 8'3" (4.11 x 2.52)

Bathroom

5'2" x 5'5" (1.59 x 1.67)

W.C.

5'6" x 2'11" (1.70 x 0.89)

Kitchen

7'2" x 11'2" (2.20 x 3.41)

Lounge


15'6" x 11'3" (4.73 x 3.43)

Disclaimer

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of an offer or contract. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer cannot assume any information is correct. Photographs of the interior of the property are given purely to give an indication of décor, style etc., and does not imply that any furniture/fittings etc., are included.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 