

Directions

Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(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	



Total area: approx. 57.4 sq. metres (618.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements. © @modephoto.uk | www.modephoto.co.uk Plan produced using PlanUp.

Sands Way



16 Sands Way, Woodford Green, IG8 8EJ

Guide Price £325,000

- Chain free
- Ground floor apartment
- Share of Freehold
- Spacious lounge/diner
- Well maintained communal gardens
- Two bedrooms
- En-bloc garage
- Modern fitted kitchen
- Contemporary shower room
- Walking distance to transport & amenities

16 Sands Way, Woodford Green IG8 8EJ

Set within the popular Sands Way development in Woodford Green, William Rose are delighted to offer this beautifully presented two-bedroom first-floor apartment. The property offers bright and well-proportioned accommodation throughout, complemented by a modern finish, attractive communal grounds, a share of freehold with a long lease and the added benefit of an en-bloc garage.



Council Tax Band: C



Entering the apartment, a welcoming hallway provides access to all rooms. The spacious living room is a real highlight of the property, enjoying plenty of natural light from windows to two aspects and offering generous space for both living and dining furniture. Leading from the living room is a modern fitted kitchen, finished with sleek white gloss cabinetry, contrasting work surfaces, tiled splashbacks and a range of integrated appliances. There are two well-proportioned bedrooms, both enjoying pleasant leafy outlooks over the surrounding grounds. The principal bedroom comfortably accommodates a double bed and additional furniture, while the second bedroom benefits from fitted storage and provides excellent versatility as a bedroom, guest room or home office. Completing the accommodation is a contemporary shower room, finished with modern tiling and comprising a walk-in shower, wash hand basin and WC.

Externally, the development is surrounded by established communal grounds with mature trees and greenery, providing an attractive setting. The property also benefits from an en-bloc garage, ideal for secure parking or additional storage.

Further benefits include a share of freehold and long lease, making this an excellent opportunity for first-time buyers, downsizers or those looking for a well-presented home in Woodford Green.

Property Information / Disclaimer

Share of Freehold

Lease Length: 999 years remaining

Service Charge: £1,850 per annum

Ground Rent: £0 per annum

EPC Rating: C

Council Tax Band: C (Redbridge)

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for

guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Some images may have been virtually staged and are for illustrative purposes only. These images may include added furniture and decorative elements that are not present in the property. Buyers are advised to rely on physical inspection for an accurate representation.