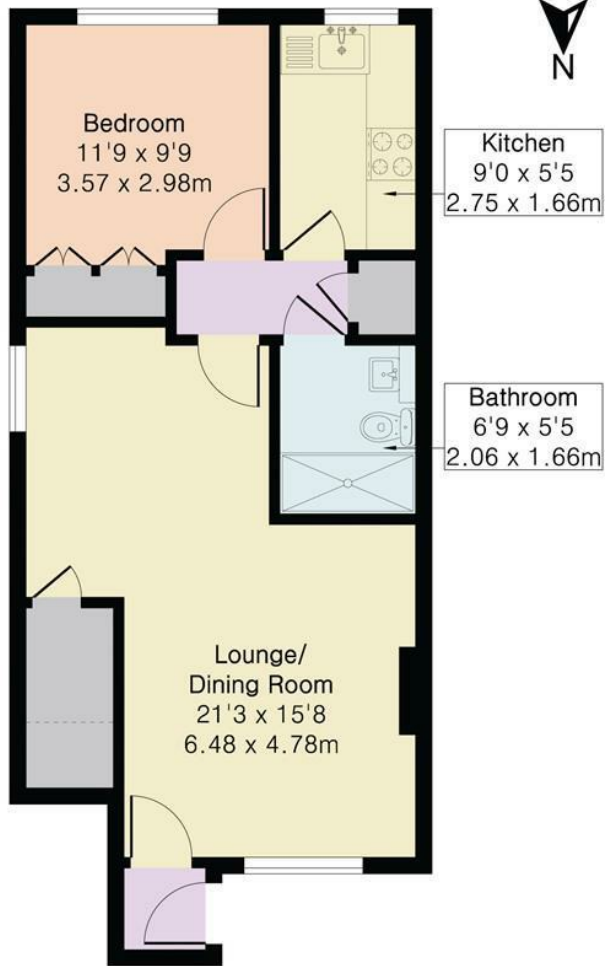


Approximate Gross Internal Area 524 sq ft - 49 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Council: Waltham Forest | Council Tax Band: C | Floor Area: 524.00 sq ft

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



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Riverside Court, North Chingford, E4 7UN
£160,000 Leasehold

Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: **020 8529 5500** Email: **northchingford@wearechurchills.co.uk**



CALLING THE OVER 60'S!!! Do not miss out on this beautiful and spacious one bedroom ground floor retirement flat which is tucked away in this quiet modern development in the sought after North Chingford location. The property which is being offered with no onward chain has been well modernised and maintained by the present vendor and benefits from own front door, on site house manager, twenty-four hour emergency pull cords, beautiful fitted kitchen, lovely fitted shower room, long extended lease, communal lounge, attractive communal gardens, parking and we feel would be the ideal way to retire.

EPC Rating C

Council Tax Band C

Lease Term 189 Years From August 1987

No Ground Rent

Service Charges £260 Per Month

