A&M
ARBON MILLER
EST 1976
5 Hilltop Court Hilltop View
Woodford Green, Essex IG8 8BQ
£1,650 Per calendar month

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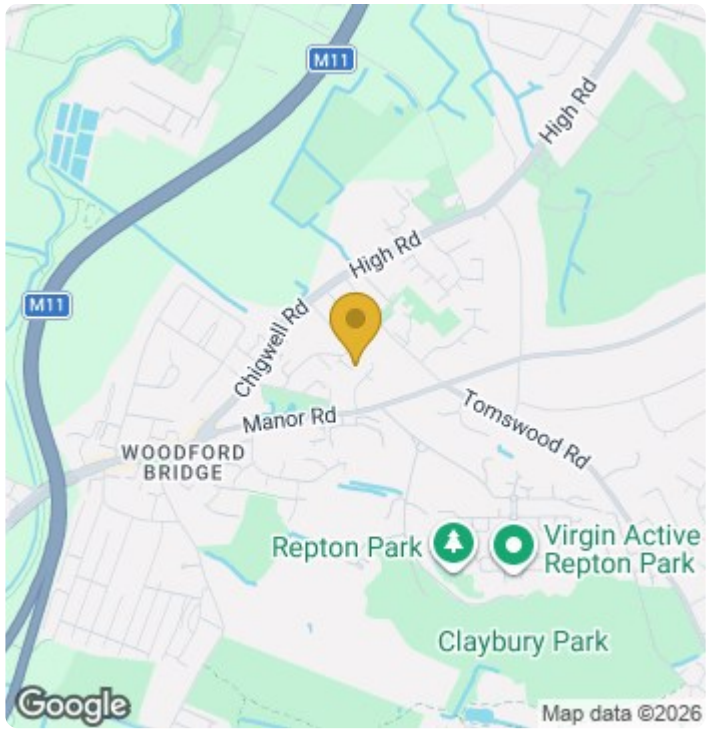
Available immediately, this recently refurbished two bedroom first floor apartment offers bright and well presented accommodation throughout, comprising two bedrooms, a modern fitted kitchen with white goods provided, a family bathroom and a comfortable reception room opening onto a private balcony, along with the benefit of communal parking. The location is one of Woodford Green's most convenient, with Woodford and South Woodford Central Line stations within easy reach for direct services into the City, Canary Wharf and the West End, and the A406, A12 and M11 readily accessible by car. Families are well served by a strong choice of local schooling, including Ray Lodge Primary, Wells Primary and Woodford Green Primary, with Woodford County High School for Girls, Trinity Catholic High School and Woodbridge High School close by for secondary education. The shops, cafés, restaurants and everyday amenities of Woodford Green High Road and The Broadway are a short distance away, while the open spaces of Epping Forest and Ray Lodge Park are right on the doorstep for weekends. Offered unfurnished and available immediately, early viewing is strongly recommended.

FIRST FLOOR
633 sq.ft. (58.8 sq.m.) approx.



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

TOTAL FLOOR AREA : 633 sq.ft. (58.8 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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