



CHURCHILL
estates



Vienna Close, Clayhall

£225,000

Tenure : Leasehold

Floor Area : 602.78 sq ft

Local Authority : Redbridge


Council Tax Band : D

Bedrooms : 2

Receptions : 1

Bathrooms : 1

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



** Chain free – Retirement development for residents age 60 & above **

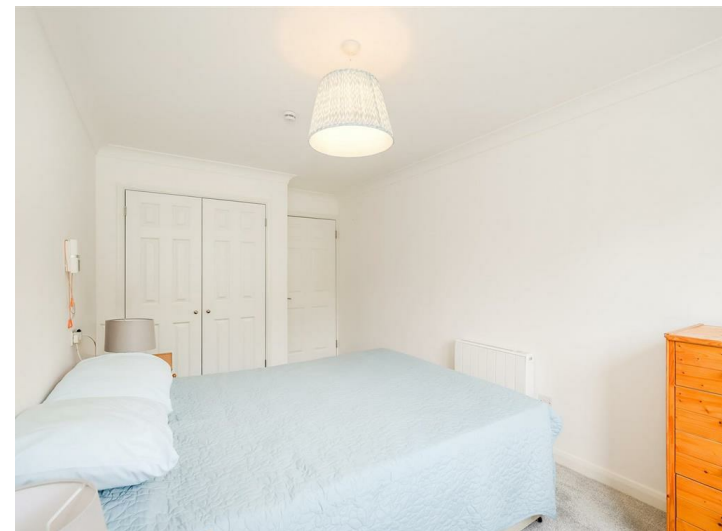
Situated on the ground floor of this popular retirement development, Churchill Estates are delighted to offer for sale this extremely bright and spacious two double bedroom apartment.

This property is exclusively available to residents age 60 and above, comprising two generous double bedrooms with fitted wardrobes, large dual aspect lounge which has direct access to an outdoor seating area via patio doors, a modern fitted kitchen, contemporary three-piece shower room and a substantial storage cupboard located in the hallway.

These warden assisted flats offer many facilities including well maintained communal gardens, a helpful resident manager, communal parking, entry phone security, lift service, large communal lounge, Careline alarm monitoring for assistance should it be required and is located close to South Woodford, Gants Hill and Barkingside, with frequent bus routes nearby.

For more information or to arrange an appointment to view, please contact the office at your earliest convenience.

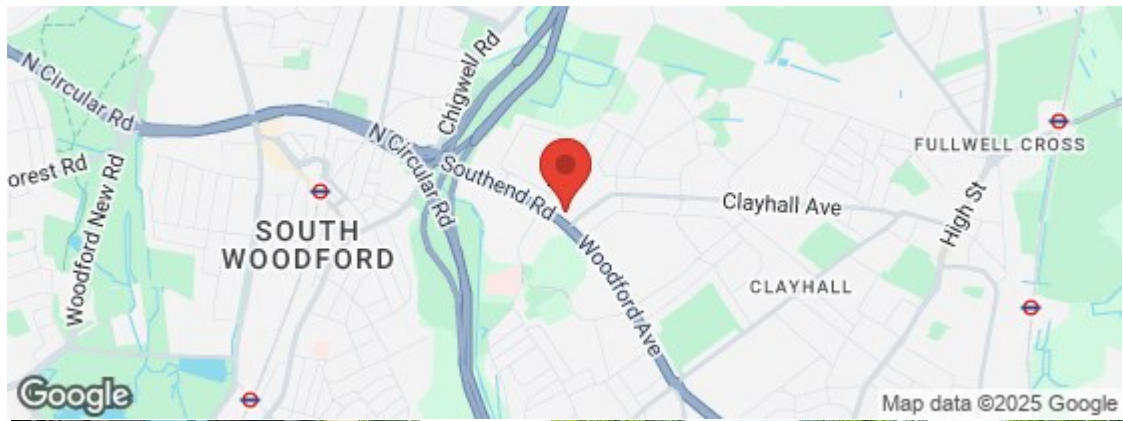
Service Charge: £3,912.00
Council Tax Band D





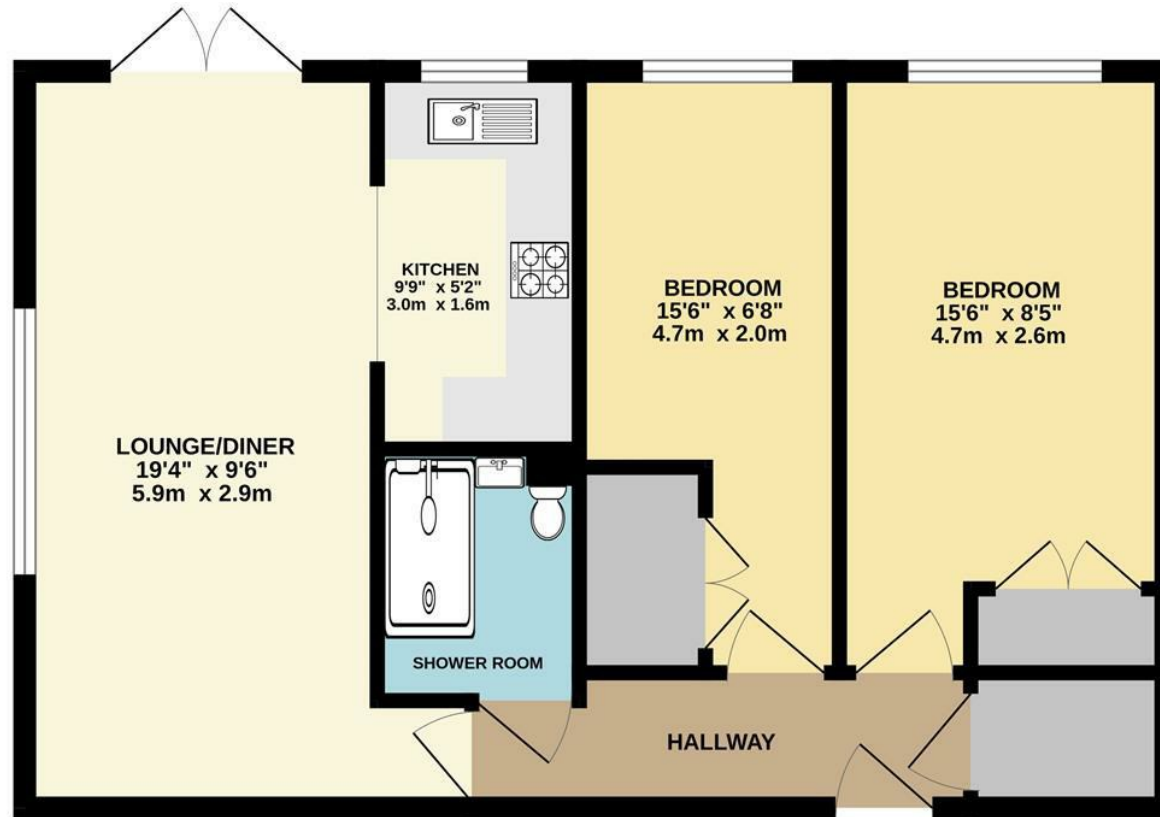


- Chain free retirement apartment
- Exclusively for residents age 60 & above
- Located on the ground floor
- Two spacious double bedrooms with fitted wardrobes
- Bright dual-aspect lounge with patio doors
- Modern fitted kitchen
- Contemporary tiled shower room
- Entry phone security & Careline alarm monitoring
- Access to communal facilities: lounge, gardens & parking
- Convenient location near South Woodford, Gants Hill & Barkingside





GROUND FLOOR



TOTAL FLOOR AREA : 603sq.ft. (56.0 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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To view call **020 8989 0011**

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