Daniel Frank

3 Jubilee Court Grange Avenue Woodford Green, IG8 9JU

Charming Retirement Apartment with Private Garden Access in Sought-After Jubilee Court.

Offered chain-free and exclusively available to residents aged 60 and over (or 60/55 in the case of couples), this well-presented one-bedroom retirement apartment offers comfort, security, and a vibrant community lifestyle-all on the ground floor.

Originally built by McCarthy & Stone in 1988, the apartment is located in the desirable Jubilee Court development on quiet Grange Avenue. Inside, you'll find a generously sized bedroom with built-in wardrobes, a sleek and modern shower room, and a bright, open-plan layout that seamlessly connects the living, dining, and kitchen spaces.

A particular highlight is the direct access to beautifully maintained communal gardens via private patio doors in the living room-perfect for enjoying a peaceful morning coffee or some fresh air in the afternoon.

Jubilee Court is well known for its warm community atmosphere and range of shared facilities. Residents benefit from two spacious lounges, a bright conservatory, a guest suite for visiting friends or family, and laundry facilities. Parking is available on a first-come, first-served basis.

Safety and convenience are top priorities, with an on-site House Manager, CCTV, and a 24-hour Appello emergency call system in place to provide reassurance at all times.

Ideally located near Woodford Central Line station and close to bus routes and major roads (M11, M25, A406), the property is also within easy reach of local shops and green spaces-making daily life both easy and enjoyable.

Service charge - £3419.00 per annum.
Ground rent - £610.00 per annum.

Tenure Leasehold
Council Redbridge

Your Next Chapter

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Ground Floor

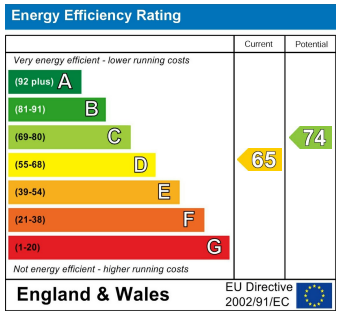
Total Area: 45.8 m² ... 492 ft²

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
Property marketing provided by www.matthewkyle.co.uk

WHY WOODFORD?

Woodford is an area coveted in history and has been built off of the foundations of the local people. This is shown first hand within the local Sports clubs. Woodford Golf Club is based just off the High Road and was established in 1890. Similar to the very successful Woodford Rugby Club which again is based on the High Road and was founded in 1924. Finally, Woodford Wells Cricket Club was founded in 1865 and is located on the prestigious Monkhams Estate. It has recently been renovated to offer further sporting facilities and active lifestyle opportunities for all ages. Woodford prides itself on well-established local businesses from restaurants, cafes and coffee shops to hair salons and barbershops. In terms of schools there are a choice of both private and very highly regarded state schools. Woodford Green lives up to its name having Epping Forest on its doorstep with numerous access points scattered across IG8 and yet is still very accessible with numerous bus routes.

Important notice: These particulars have been prepared in good faith and do not form part of any offer or contract. All interested parties must verify for themselves the accuracy of the information provided. Any measurements, areas or distances are approximate. Photographs, plans and text are for guidance only and should not be relied upon. We have not performed a structural survey on this property, and it should not be assumed that the property has all necessary planning, building regulations or other consents. We have not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.



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