



WHERE STANDARDS MATTER

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Regency Court, 8-111 High Road, South Woodford, E18

SPENCER MUNSON are pleased to offer this luxury 4th floor apartment comprising of a lounge with wood flooring and open to the fitted kitchen. There is a double bedroom with fitted wardrobes and modern bathroom/wc. It further benefits from electric heating, communal gardens but no parking. Regency Court residents have a 24 concierge and the block is situated in the prime central location opposite George Lane and therefore close to supermarkets, shops, amenities and South Woodford Central Line station in Zone 4 with direct access to the City and West End. Offered chain free. EPC rating C Council Tax Band C. Leasehold: Lease 103 years approx Service Charges £3,413.86 approx Ground Rent £200

Price £325,000.00 (Leasehold)



Regency Court, South Woodford E18

5.23m (17'2) x 4.57m (15')
Lounge



Kitchen
3.61m (11'10) x 1.83m (6')



4.11m (13'6) x 3.61m (11'10)



Bathroom
2.59m (8'6) x 2.57m (8'5)



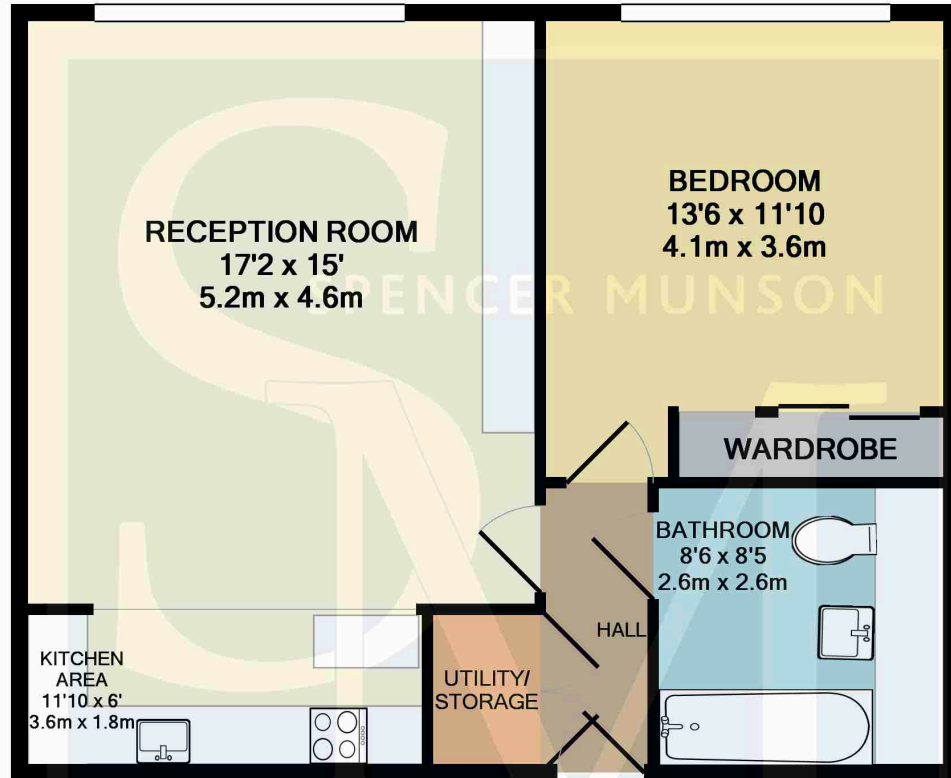
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	73	80
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Communal Garden



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TOTAL APPROX. FLOOR AREA 586 SQ.FT. (54.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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