



TOTAL APPROX. FLOOR AREA 442 SQ.FT. (41.1 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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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.

CHURCHILL
estates



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Ellen Court, North Chingford, E4 6PT
£165,000 Leasehold

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



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



RETIRE IN PEACE!!! Spacious one bedroom ground floor retirement flat for the over 60's which is situated in the heart of North Chingford and only a short walk to the main line station and all local amenities. The property which is being offered with no onward chain has been newly decorated and benefits from on site house manager, twenty four hour emergency pull cords, communal lounge, secure gated parking, wet room, newly fitted carpets, laundry room and we feel would make the ideal way to retire.

EPC Rating C

Council Tax Band C

Lease Term 99 Years From November 1990

Service Charges £4842.96 Per Annum Which Includes The Ground Rent

