

Daniel  
Frank





## 12 Claremont Place 24 Brook Parade High Road, Chigwell, IG7 6PY

A spacious second floor, two-bedroom apartment situated in the extremely popular Claremont Place Development.

The apartment boast over 1,000 sq ft of internal living space. Comprising of an entrance hallway, two storage cupboards, a bright open plan living room with a dining area and modern fitted kitchen with built in appliances. There are two double bedrooms with the master benefitting from a four-piece en-suite bathroom and an additional bathroom.

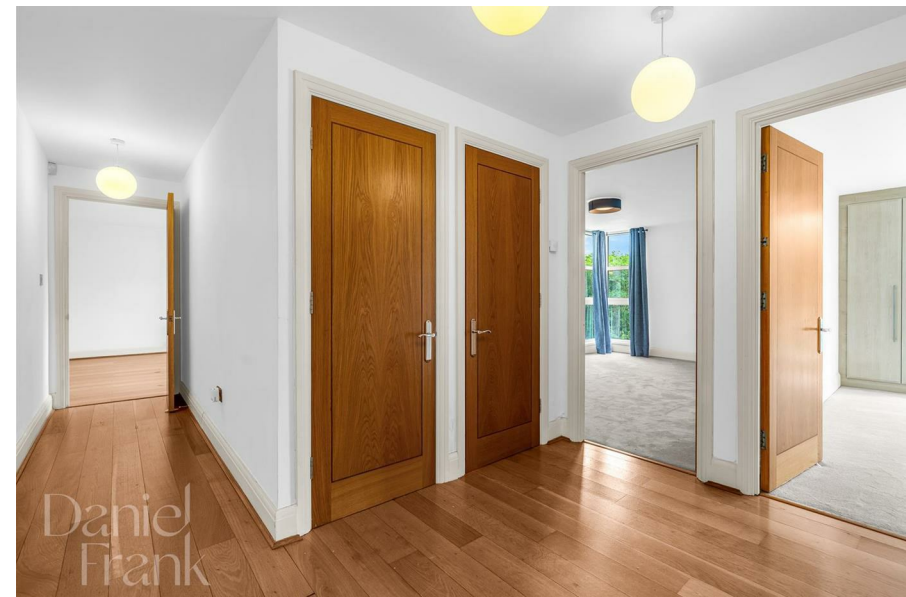
Further benefits include:

- Fitted wardrobes in both bedrooms.
- Plenty of natural light throughout.
- Two allocated parking spaces in the secure gated car park.
- Video entry phone system.
- Well maintained communal area.
- Share of the freehold.

Claremont Place is just a short walk from Chigwell Central Line Station and Brook Parade with its array of restaurants and shops.

**Tenure** Leasehold - Share of Freehold  
**Council** Epping Forest





Your Next Chapter



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### Second Floor

Total Area: 96.5 m<sup>2</sup> ... 1039 ft<sup>2</sup>

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.

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## WHY CHIGWELL?

Chigwell is one of the most sought after areas locally for many reasons. Brook Parade is set in the heart of Chigwell and provides a number of coffee shops and cafes as well as pubs such as The King Will. There is a handful of highly regarded local eateries alongside one of the most coveted restaurants in the area, Sheesh. All of this is just a stones throw away from Chigwell Central Line Station allowing easy access into The City & West End. Chigwell Golf Club was founded in 1925 and offers one of the most renowned courses in Essex. The David Lloyd Gym offers sporting facilities and active lifestyle opportunities for all ages. In terms of schools there are a choice of both private and highly regarded state schools in the area.

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. Daniel Frank Estates has not tested any services, equipment, or facilities. Purchasers must satisfy themselves with suitable investigations prior to purchase.

| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            |                                                                                                             |           |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
|                                             | 83                                                                                                          | 83        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

