



A well-presented two double bedroom apartment with two en-suites, a large guest cloakroom, spacious lounge / dining room with an integrated kitchen and balcony with access from the lounge. This apartment is extremely well-located being within a 1-minute walk to a central line tube station, close by to sought after schools, shops, restaurants and many local amenities.

This spacious apartment is on the first floor and is approximately 800 square feet in size. There is a lift to all floors including the secure and gated underground car park where you will be allocated two parking spaces, one of which has an electric charging point.

Park Grange, Chigwell

JOHN THOMA
BESPOKE ESTATE AGENCY



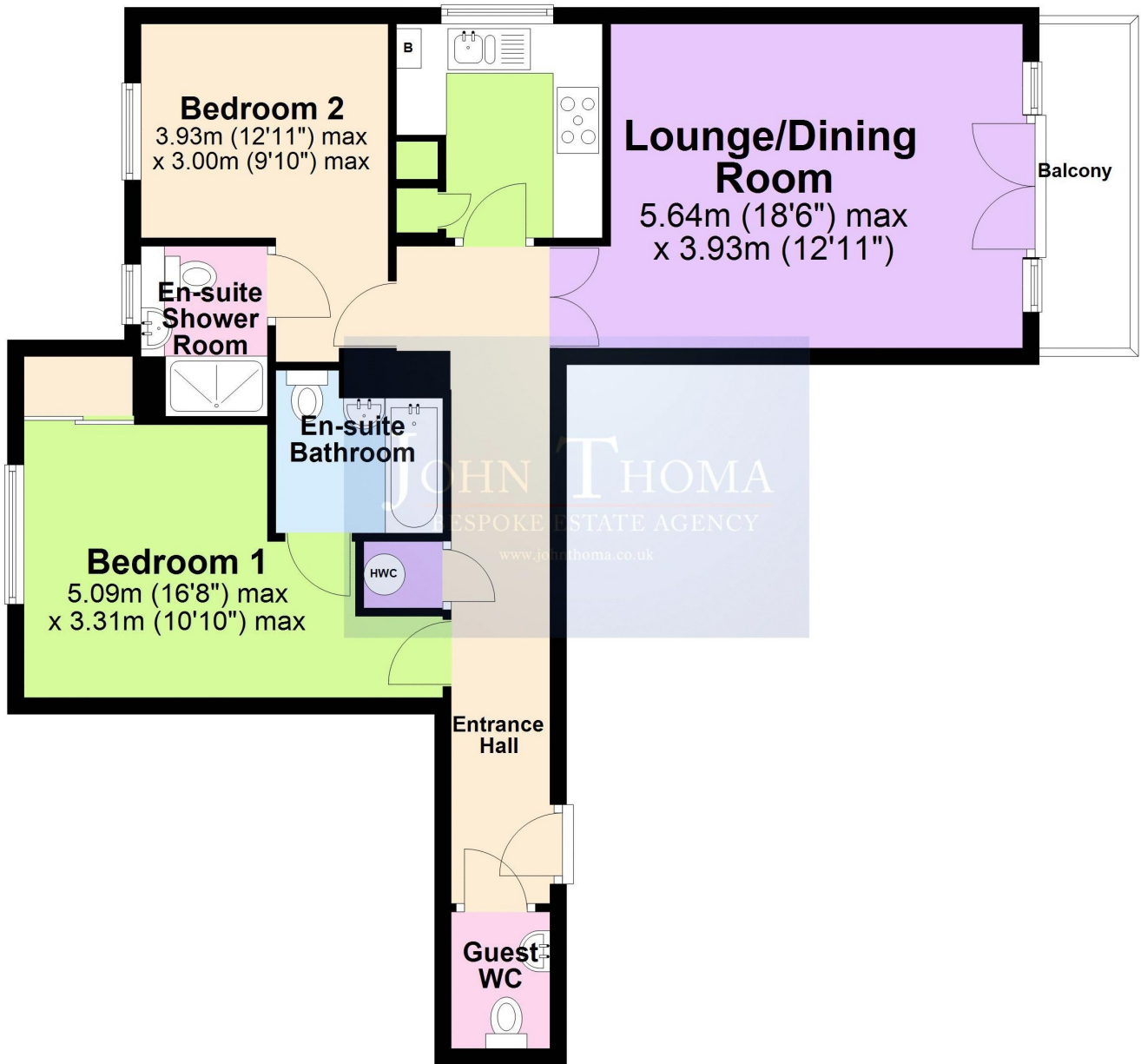
- ◆ THERE ARE TWO SECURE AND GATED UNDERGROUND PARKING SPACES ONE OF WHICH HAS AN ELECTRIC CHARGING POINT
- ◆ APPROXIMATELY 800 SQUARE FEET IN SIZE WITH A LIFT ACCESS TO ALL FLOORS WITHIN THE BLOCK INCLUDING THE CAR PARK
- ◆ THE LOUNGE / DINING ROOM IS LARGE MEASURING 18'6" x 12'11" IN SIZE AND INCLUDES DOORS TO THE BALCONY
- ◆ THE KITCHEN CONTAINS INTEGRATED APPLIANCES SUCH AS A BOSCH DISHWASHER, SMEG GAS HOB, MICROWAVE AND OVEN

- ◆ THE MASTER BEDROOM IS A LARGE SIZE MEASURING 16'8" x 10'10" IN SIZE WITH FITTED WARDROBES AND AN EN-SUITE BATHROOM
- ◆ THE SECOND BEDROOM IS A SPACIOUS DOUBLE ROOM MEASURING 12'11" x 9'10" IN SIZE FITTED WITH EN-SUITE SHOWER ROOM
- ◆ 101 YEARS LEFT REMAINING ON THE LEASE, SERVICE CHARGE £1650 PA AND GROUND RENT *TBC*
- ◆ OFFERED CHAIN FREE



Floor Plan

Approx. 74.2 sq. metres (798.6 sq. feet)



Total area: approx. 74.2 sq. metres (798.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

[John Thoma Bespoke Estate Agency, Chigwell Branch](#)

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