



Redwood Gardens, Chingford, E4 7NZ

£300,000

 Coultons

PROPERTY SUMMARY

Offering for sale this two bedroom apartment set on the first floor in a purpose built block, located in a quiet close. The property benefits from a spacious living room, a modern fitted kitchen, a modern fitted bathroom, electric heating, double glazing and comes with an allocated parking space.

We have been advised that the remaining lease has approximately 963 years remaining with a peppercorn ground rent and the annual service charge is £2412.84.

Redwood Gardens is within easy reach of local amenities and is a short walk from the bustling shopping area of Station Road with plenty of independent retailers, bars, coffees shops and restaurants offering a vast array of cuisines for dining out. You will also find supermarkets such as Co-op, and Tesco Express. Public transport includes local bus routes and Chingford Overground Station with direct access into Liverpool Street. You can also inter-change on to the Underground at Walthamstow Central (Victoria Line - Zone 3). The vast green spaces of Epping Forest are only a short distance from the property for when you fancy a nice, peaceful and tranquil walk.

In our opinion this property would be an ideal purchase for a first time buyer or someone looking to downside and viewing is highly recommended.

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DIGITAL INVERTER
10 YEAR WARRANTY

KONIG ENERGY



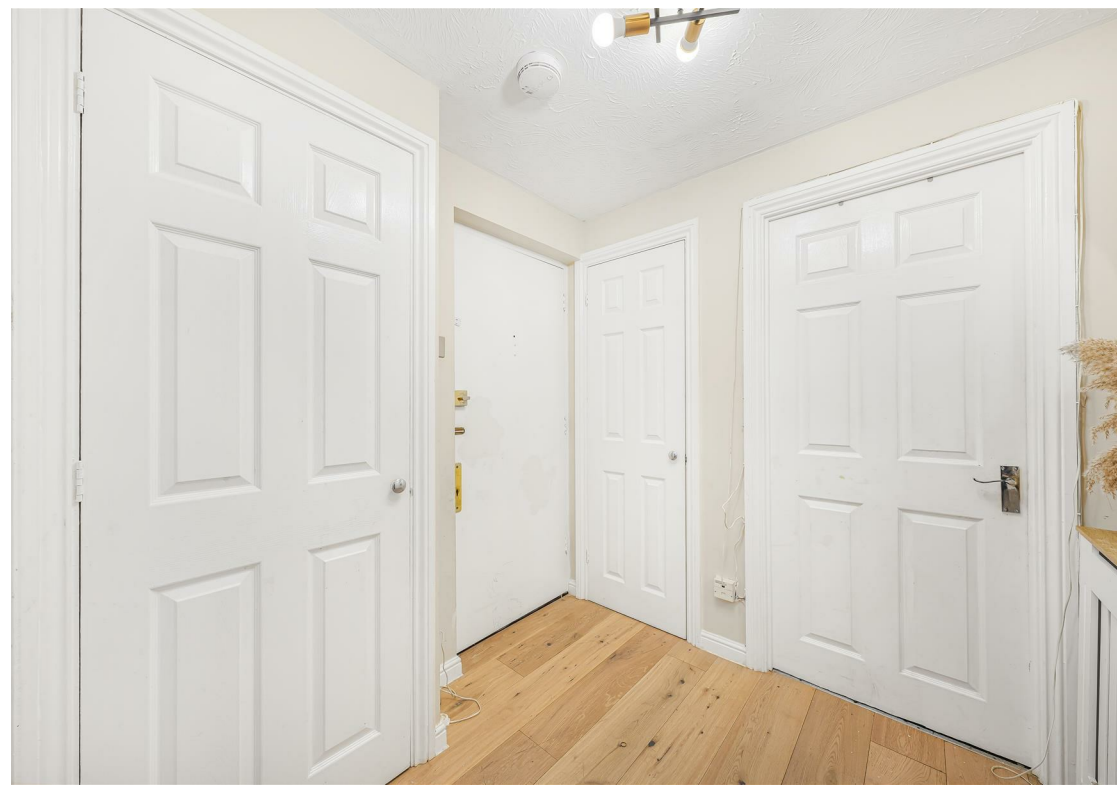
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NINJA

Garage Bags

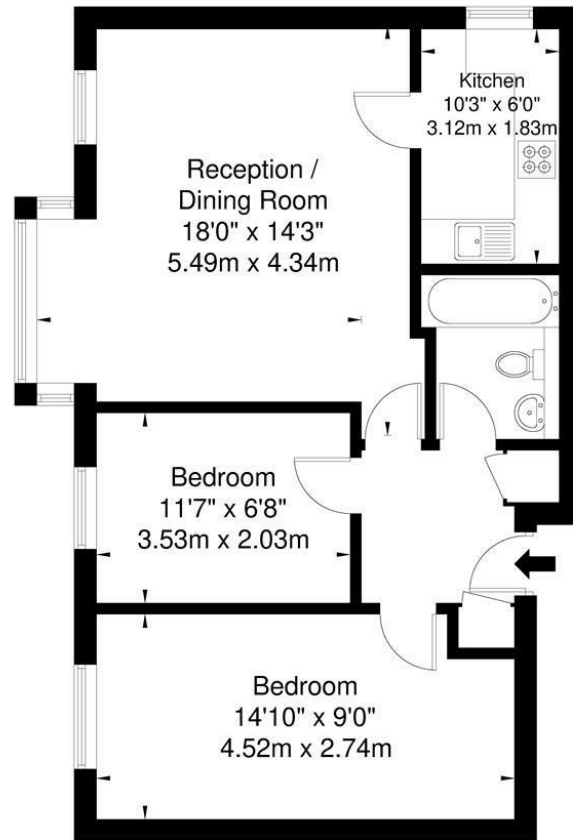
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SAMSUNG





Redwood Gardens, London, E4 7NZ
 Approximate Gross Internal Area = 64.9 sq m / 698 sq ft



First Floor

For Illustration Purposes Only - Not To Scale


This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCAL AUTHORITY
 Waltham Forest

TENURE
 Leasehold

COUNCIL TAX BAND
 D

VIEWINGS
 By prior appointment only

| Energy Efficiency Rating | | Current | Potential |
|--|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 79 | 83 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC  | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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