

PRICE GUIDE

£250,000

Trotwood

Essex, IG7 5JP

Guide Price £250,000 - £255,000

To be bought with tenant in situ paying £16,200 per annum.

Set within a purpose built block is this 2 bedroom apartment spread over approximately 50.6 square meters in Chigwell.

The property features a bright and airy reception room with which leads through to the fitted kitchen. There is a family bathroom which has a bath plus electric shower, 2 bedrooms and a storage cupboard.

There are communal gardens as well as 1st come 1st serve off street parking.

The property comes with the added bonus of having a extending lease term to approximately 150 years.

There is a selection of local amenities and great transport links with Hainault Station, Grange Hill and Fairlop Stations all being close by as well as a number of bus routes.

Leasehold: 149 years

Service charge - approx £1300 per annum

Ground rent approx £10 per annum

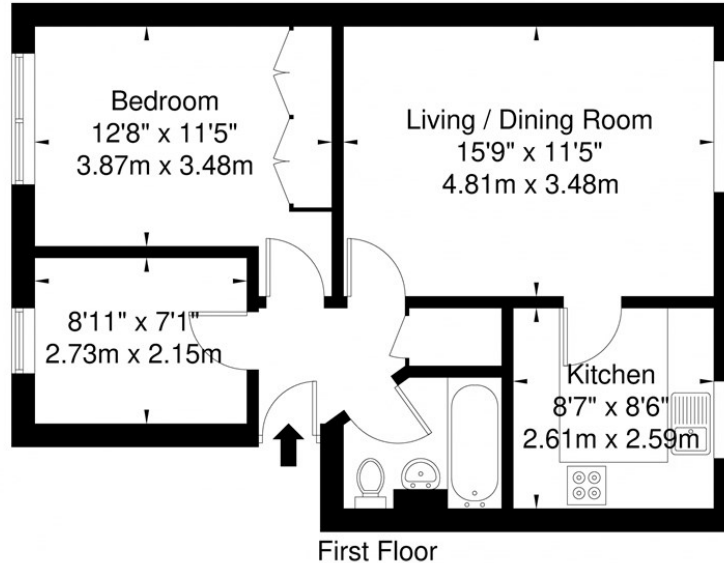
Council tax: Band B





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Approx. Gross Internal Area = 50.6 sq m / 544 sq ft



Ref

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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