

# Trotwood, IG7

PAUL BERG

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Guide Price £175,000  
Leasehold

An excellent opportunity to acquire this top floor two-bedroom flat, ideally positioned within a sought-after residential development in Chigwell, Essex, IG7. Offered to the market chain free, this property presents a fantastic option for both first-time buyers looking to step onto the ladder and investors seeking a strong rental prospect.

The property offers well-proportioned accommodation throughout, comprising a bright and spacious reception room, separate kitchen, two bedrooms and a family bathroom. With approximately 48 sqm of internal space, the layout is practical and functional, with scope for reconfiguration or modernisation.

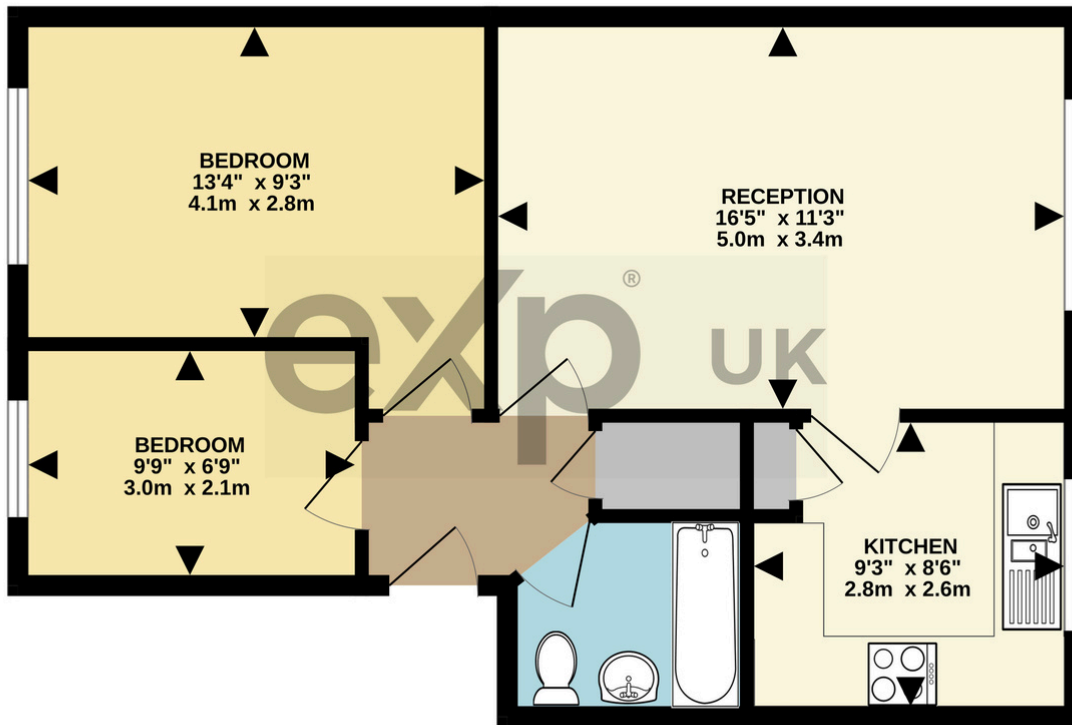
In need of some cosmetic improvement, the flat provides clear potential to add value through refurbishment, making it particularly attractive for buyers looking to personalise their home or maximise return on investment.

Ideally located within walking distance of Hainault Underground Station Central Line, the property offers excellent transport links into Central London. A range of local shops, amenities and green spaces are also nearby, enhancing its appeal for both owner-occupiers and tenants alike.

A superb opportunity in a well-connected and popular location. Early viewing is highly recommended.



TOP FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 517 sq.ft. (48.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold : 144 years

Service Charge: £1,450.00 per annum

Ground Rent:: £10.00 per annum

Local Authority: Epping Forest

Council Tax: Band B - £1,740.29 per annum