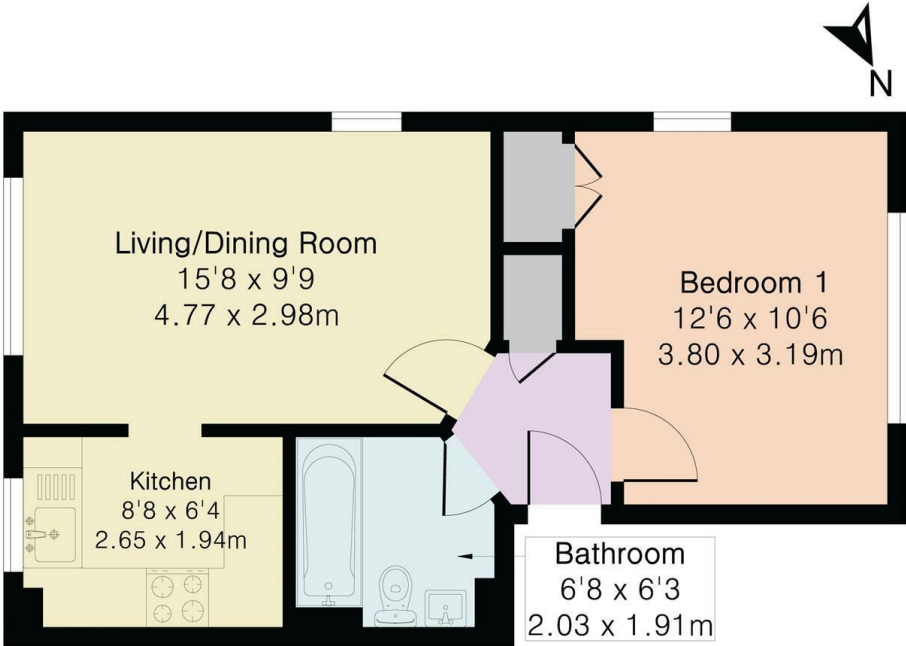




Approximate Gross Internal Area 425 sq ft - 40 sq m



Ground Floor

Council: Epping Forest | Council Tax Band: B | Floor Area: sq ft

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



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



Godwin Close, Sewardstone, E4 7RQ
£220,000 Leasehold

Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1



Request a Viewing: 020 8529 5500 Email: northchingford@wearechurchills.co.uk



CALLING ALL FIRST TIME BUYERS!!! Situated within a Residential Modern Development, this well-presented One-Bedroom Ground Floor Flat is ideal for First Time Buyers looking for their First Home.

The property benefits from a New 173 Year Lease Subject To Completion On Lease Extension & Zero Ground Rent Subject To Completion On Lease Extension. With a generous sized Double Bedroom, Newly Fitted Carpets and a Modern Bathroom, and further benefits include Communal Residents Parking, Double Glazing, Ample Storage Space & Gas Central Heating.

The property is also conveniently located close to local attractions such as Gunpowder Park & Lee Valley Regional Park and surrounding countryside for those who enjoy outdoor activities.

Viewing highly recommended.

