

# DURDEN & HUNT

INTERNATIONAL



## Manor Court Lodge, South Woodford E18

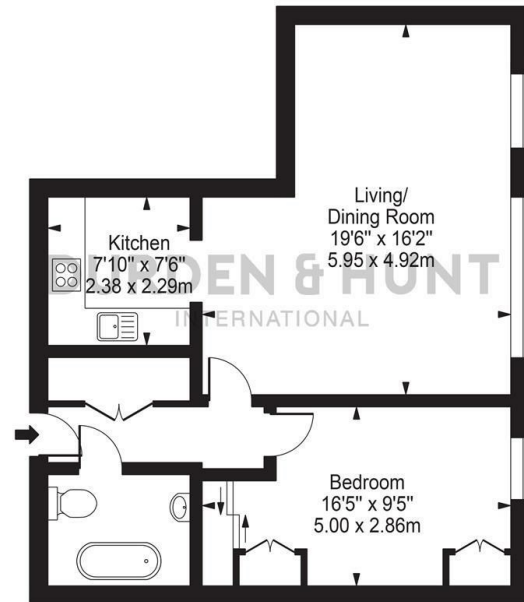
Offers Over £195,000

- Popular Retirement Development
- Well Maintained Communal Gardens
- Separate Kitchen
- Residents Lounge
- No Onward Chain
- One Bedroom Apartment
- Contemporary Bathroom With Accessible Bath
- Lift Access To All Floors
- Open Plan Living & Dining Room
- Wheelchair Accessibility

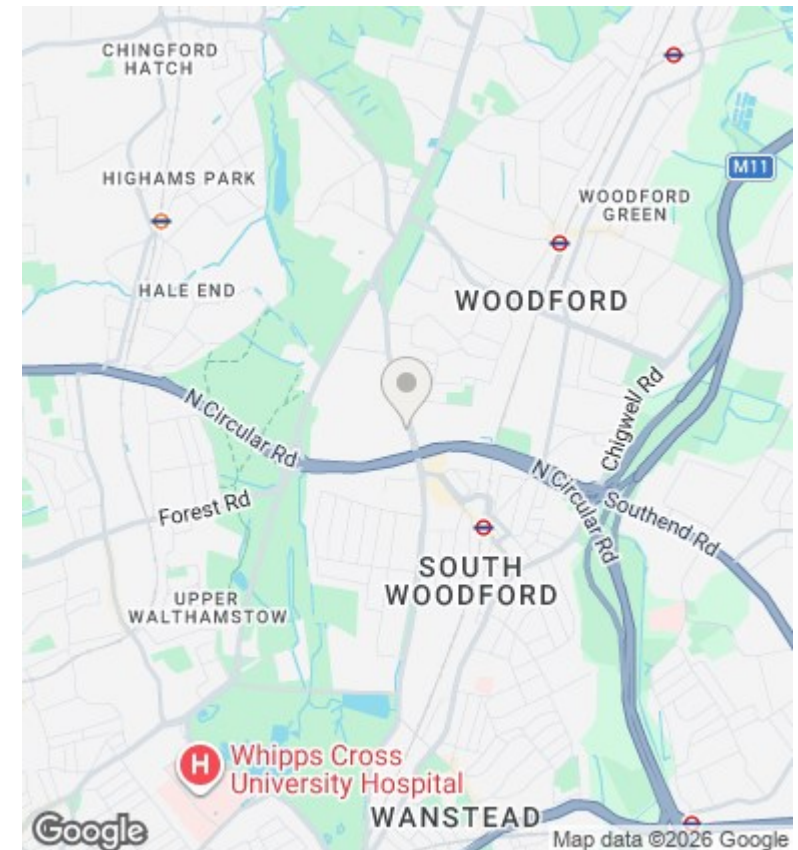
1 High Street, Wanstead, E11 2AA  
0208 150 7574

wanstead@durdenandhunt.co.uk  
<https://www.durdenandhunt.co.uk/>

# Manor Court Lodge Approx. Gross Internal Area 614 Sq Ft - 57.05 Sq M



Second 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, searches, 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.



## Viewings

Viewings by arrangement only. Call 0208 150 7574 to make an appointment.

## Council Tax Band

C

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	85
(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	