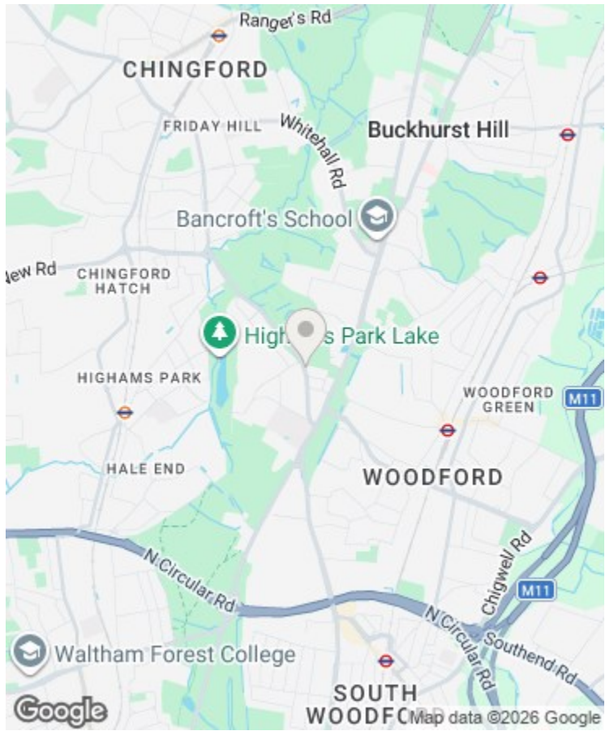
william rose



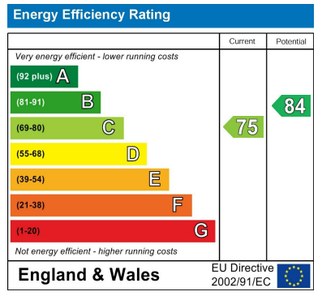
Directions

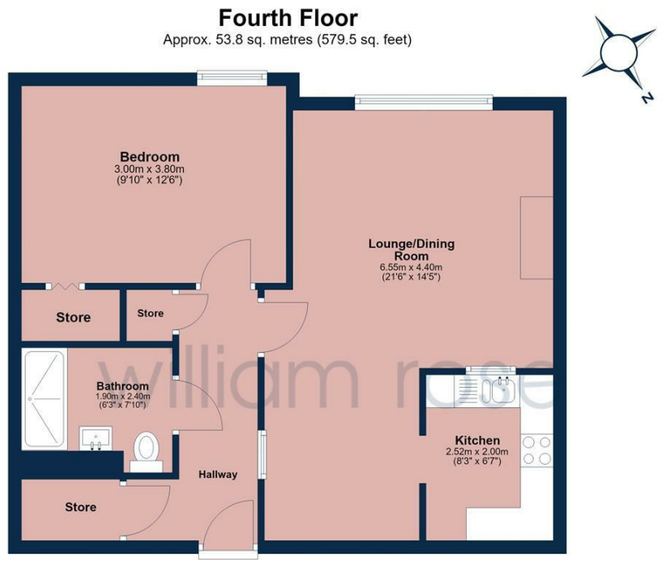
Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

C





Total area: approx. 53.8 sq. metres (579.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Village Heights









47 Village Heights, Chingford Lane, Woodford Green, IG8 9QQ

Asking Price £160,000

- Fourth floor, one-bedroom retirement apartment
- Available to residents aged 65 or statutory retirement age (55+)
- Double bedroom with fitted wardrobes
- Lift access to all floors and communal social area
- Well-equipped kitchen with ample storage
- 24-hour emergency careline response system
- Spacious lounge/diner perfect for relaxation
- Popular Village Heights development with landscaped gardens
- Secure video entry system and on-site house manager
- Comfortable shower room designed for ease of use

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02085042440
sales@william-rose.com
https://www.william-rose.com/

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47 Village Heights, Woodford Green IG8 9QQ

This 1 bedroom retirement property in Chingford Lane is available to tenants who are 65 years or the statutory retirement age, aged 55 or over and retired from their principle occupation.

1 | 1 | 1 | C | Council Tax Band: D







This well-presented one-bedroom retirement property in Chingford Lane is exclusively available to residents aged 65 or those who meet the statutory retirement age (55 and over) and have retired from their principal occupation. Located on the fourth floor of the desirable Village Heights development, this property offers a comfortable and convenient lifestyle.

The apartment features a spacious lounge/diner, perfect for relaxing or entertaining, and a well-equipped fitted kitchen. The double bedroom comes complete with fitted wardrobes, ensuring ample storage, while the modern shower room provides convenience and comfort.

Village Heights is highly popular among downsizers for its prime location close to Woodford High Road and a variety of local amenities. The development is set within beautifully landscaped gardens that include manicured lawns, mature trees, and two picturesque ponds separated by a rock garden, creating a tranquil setting for residents.

The building is equipped with a lift to all floors, a communal area for socializing, and a secure video entry phone system for peace of mind. A dedicated house manager is available to assist residents, and for added security, a 24-hour emergency careline response system is in place when the house manager is off duty.

Property Information / Disclaimer

LEASEHOLD
Lease Length: 92 years remaining
Service Charge: £3,142.24 per annum
Ground Rent: £350 per annum

EPC Rating: C
Council Tax Band: D (Waltham Forest)

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Some images may have been virtually staged and are for illustrative purposes only. These images may include added furniture and decorative elements that are not present in the property. Buyers are advised to rely on physical inspection for an accurate representation.