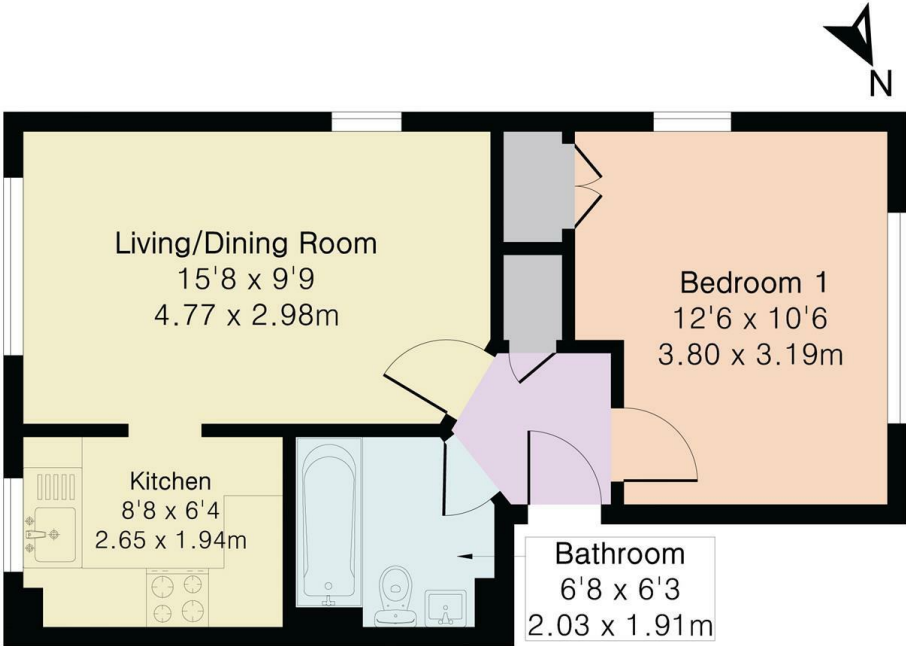




Approximate Gross Internal Area 425 sq ft - 40 sq m



Ground Floor

Council: Epping Forest | Council Tax Band: B | Floor Area: 425.00 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.

CHURCHILL
estates



CHURCHILL
estates

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!!! We are delighted to offer this well presented one bedroom ground floor flat which is tucked away in this modern development in the semi rural location of Sewardstone on the edge of Lee Valley Park and being within easy car access to both North Chingford and the M25 motorway. The property which is being offered with no onward chain benefits from a new 173 Year Lease (which is being extended at the moment). generous sized double bedroom, newly fitted carpets, modern bathroom, security entry phone system and we feel would make an ideal first purchase. So do not delay and call us today for an early internal viewing.

EPC Rating C

Council Tax Band B

New 173 Year Lease being created

