



**Ullswater Court, Glebelands Avenue, South Woodford, E18 2BD**

**£185,000 Leasehold**

Excellent one bedroom second floor apartment situated in a very popular well managed RETIREMENT DEVELOPMENT (over 55's) which offers well kept communal gardens, security entryphone system, lift to all floors and communal lounge/kitchen with garden views. Guest room and laundry room. The development is located within minutes walking distance of George Lane shopping amenities, South Woodford Central Line Station and local bus routes. There is also a Post Office, two GP practices and dentists. Telephone or email to arrange a viewing appointment.



## Entrance

Communal entrance with security entryphone system. Inner communal reception area with lift to all floors. Own private door to flat.

## Reception Hallway

Fitted carpet, storage cupboard, wall mounted storage heater, power points and large airing cupboard.

## Lounge/Diner

20'1" into bay x 10'5" (6.125 into bay x 3.187)

Fitted carpet, double glazed window, wall mounted storage heater, 4 wall light points, power points and open archway to:-

## Fitted Kitchen

7'10" x 6'11" (2.390 x 2.115)

Range of high gloss base and wall units with under cupboard lighting, high gloss work surface area incorporating stainless steel single drainer sink unit with mixer tap, 4 ring electric hob with oven beneath and extractor hood above, plumbing for washing machine, tiled walls and space for fridge/freezer.

## Shower Room/w.c.

7'3" x 5'0" (2.228 x 1.528)

Fully tiled, double shower cubicle, low level flush w.c., vanity unit with wash hand basin, towel radiator and extractor fan.

## Bedroom

14'2" max x 8'10" (4.342 max x 2.710)

Double glazed window, fitted carpet, wall mounted storage heater, power points and fitted wardrobes to one wall.

## Exterior

Well kept communal gardens with seating areas.

## Disclaimer

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of an offer or contract. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer cannot assume any information is correct. Photographs of the interior of the property are given purely to give an indication of décor, style etc., and does not imply that any furniture/fittings etc., are included.



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	
		71	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	
		65	74