



WHERE STANDARDS MATTER

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### **Barnes Court, Durham Avenue, Woodford Green, IG8**

**\*\* TWO BEDROOM GROUND FLOOR FLAT\*\* \*\* TWO DOUBLE BEDROOMS\*\* \*\* SEPARATE LOUNGE  
 \*\* \*\* MODERN FAMILY BATHROOM \*\* \*\* PHONE ENTRY SYSTEM \*\* \*\* CLOSE TO SHOPS AND  
 AMENITIES \*\* WALKING DISTANCE TO CENTRAL LINE STATION\*\* \*\*GARAGE EN BLOC\*\* \*\* 95  
 YEARS LEASE REMAINING\*\***

**Offers In Excess Of £325,000.00**



## Barnes Court, Durham Avenue, Woodford Green, IG8

### Reception 1



### Kitchen



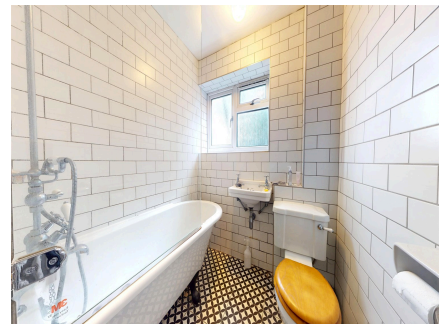
### Bedroom 1



### Bedroom 2



### Bathroom



### Communal garden Garden

**Parking**

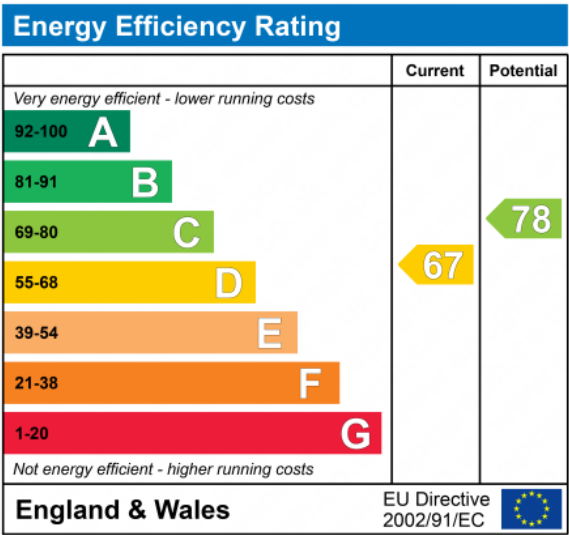


**Garage**





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Spencer Munson is delighted to offer you this two bedroom ground floor flat which is well presented throughout and is Leasehold. This property offers you Two double bedrooms, a large lounge with a separate modern kitchen and family bathroom. There is a security entry system as well as secure gates to the rear. The property also comes with a garage en block. The block itself benefits from easy to commute into the city and is within close proximity of Ray lodge park should you want forestland and open green space. To avoid disappointment, viewings are highly recommended. This property is located at the bottom of Durham Avenue in Barnes Court. Situated within walking distance of an array of shops and amenities along Snakes Lane East and the station. EPC Rating D Council Tax Band C. 95 Years Lease Remaining. Service Charge £279.99 Per Month

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These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith. Please note that some of the furniture and decor items shown in these images have been digitally added using AI technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.