



**OVER 60?**

Secure this property  
for up to **59% less!**

**Guide Price**  
**£400,000**

**Leasehold**

3x  1x  1x 

**Broomhill Court,  
Broomhill Road,  
Woodford Green, IG8**

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- First floor apartment ideal for a first time buyer
- Immaculate throughout
- Communal gardens and parking
- Centrally located in the heart of Woodford
- Close proximity to Woodford Central Line Station

## Accommodation

### FIRST FLOOR

Entrance Hall

Lounge: 14'2 x 11'10 (4.32m x 3.61m)

Balcony

Kitchen/Dining Room: 12'4 x 8'10 (3.76m x 2.69m)

Bedroom 1: 13'0 x 9'11 (3.97m x 3.02m)

Bedroom 2: 14'0 x 8'7 (4.27m x 2.62m)

Bedroom 3: 8'6 x 7'7 (2.59m x 2.31m)

Separate Toilet

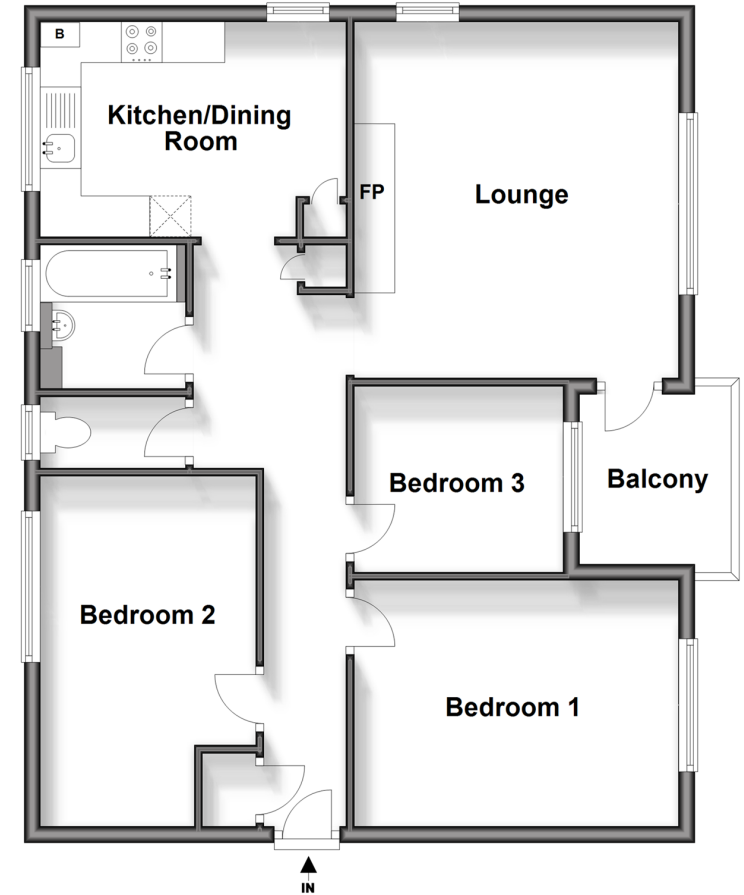
Bathroom

### OUTSIDE

Residential Parking

Communal Gardens

**First Floor**  
Approx. 75.6 sq. metres (813.5 sq. feet)



**Call Woodford Green - 020 8505 6343 ■ douglasallen.co.uk**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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