



WHERE STANDARDS MATTER

Spencer Munson
41 High Road
South Woodford E18 2QP

Tel: 020 8989 3331

swoodford@spencermunson.co.uk

Website: spencermunson.co.uk



Regency Court, 8-111 High Road, South Woodford, E18

Spencer Munson are pleased to offer this modern one Bedroom Ground Floor Purpose Built Flat. Large lounge with open plan kitchen with built in oven and hob, dishwasher, fridge/freezer and washer/dryer. Double bedroom with fitted wardrobe. Modern bathroom with shower. Double glazed. Electric heating. Video entry phone system. 24hr concierge. Underground secure parking. Communal gardens. Prime central location opposite George Lane and therefore close to local shops and Amenities. Walking distance to South Woodford's Leisure Centre and the Zone 4 Central Line station with direct access to the City and West End and 24 hour service at weekends. Offered Chain free Lease approx. 103 years Service charge £2300 per annum Ground Rent £200 . EPC Rating: C / Council Tax band : C

Asking Price £350,000



Regency Court, High Road, South Woodford

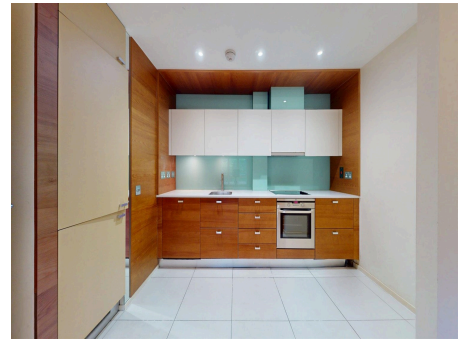
Lounge

5.03m (16'6) x 3.99m (13'1)



Kitchen

2.03m (6'8) x 3.15m (10'4)



Bathroom

1.42m (4'8) x 2.51m (8'3)



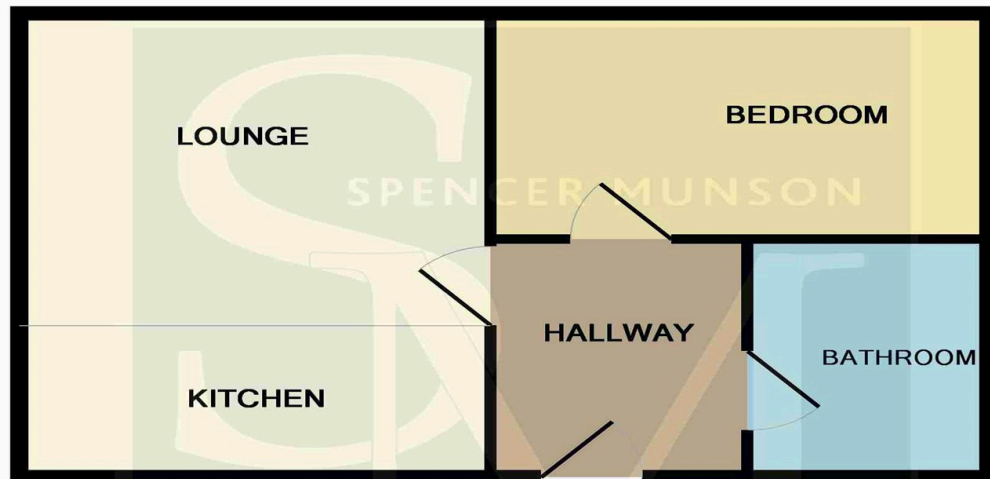
Master Bedroom

3.81m (12'6) x 2.92m (9'7)



Energy Efficiency Rating		Current	Potential
<p> A: 1-10 B: 11-15 C: 16-20 D: 21-25 E: 26-30 F: 31-35 G: 36-45 </p> <p>Not energy efficient - higher running costs</p>			
England & Wales		EU Directive 2002/91/EC	

Spencer Munson are pleased to offer this modern one Bedroom Ground Floor Purpose Built Flat. Large lounge with open plan kitchen with built in oven and hob, dishwasher, fridge/freezer and washer/dryer. Double bedroom with fitted wardrobe. Modern bathroom with shower. Double glazed. Electric heating. Video entry phone system. 24hr concierge. Underground secure parking. Communal gardens. Prime central location opposite George Lane and therefore close to local shops and Amenities. Walking distance to South Woodford's Leisure Centre and the Zone 4 Central Line station with direct access to the City and West End and 24 hour service at weekends. Offered Chain free Lease approx. 103 years Service charge £2300 per annum Ground Rent £200 . EPC Rating: C / Council Tax band : C

Regency Court, High Road, South Woodford

TOTAL APPROX. FLOOR AREA 417 SQ.FT. (38.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2015

Disclaimer

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.