



## Chigwell Heights, Manor Road

Chigwell, IG7 4FB

Guide Price £900,000 - £925,000 Offered for sale with no onward chain is this incredible penthouse apartment occupying the entirety of the top floor of the building providing over 2000 sq ft, the accommodation includes an amazing open plan living/kitchen/dining area measuring 32'10 x 30'7, a separate utility room, three double bedrooms the master with ensuite, additional four piece bathroom, and four private balcony's. Further benefits include two allocated parking spaces, loft space, Alexa enabled lighting through the entire apartment, Alexa enabled Sonos speaker system in master bedroom, lounge, kitchen & diner and luxury fittings throughout.

**Guide Price £900,000 - £925,000- Leasehold - Council Tax: F**

# Manor Road

Chigwell, IG7 4FB



## Entrance Hall

Entrance door, full height window. radiator, LVT flooring, stairs to apartment.

## Landing

Glazed doors to stairwell, double glazed patio doors to balcony, cupboard, intercom system, LVT flooring with underfloor heating.

## Kitchen Area

16'4 x 12'2 (4.98m x 3.71m )

Two double glazed sky lights, LVT flooring with underfloor heating. Kitchen includes wall and base units, granite work tops with inset sink, island with breakfast bar, induction hob with extractor, integrated fridge freezer, dishwasher, oven, microwave.

## Open Plan Lounge/Diner

32'1 x 16'3 (9.78m x 4.95m)

Double glazed French doors to balcony, double glazed French doors to Juliette balcony, five double glazed sky lights, LVT flooring with underfloor heating.

## Bedroom One

19'11 x 19'5 (6.07m x 5.92m)

Double glazed French doors to balcony, double glazed sky light, fitted wardrobes with smoked glass doors, carpet flooring with underfloor heating.

## Ensuite

7'6 x 6'4 (2.29m x 1.93m)

Double glazed sky light, low level WC, wash hand basin, walk in shower enclosure, heated towel rail, marble walls, marble flooring with underfloor heating.

## Bedroom Two

15'11 x 12'7 (4.85m x 3.84m)

Double glazed French doors to balcony, double glazed sky light, fitted wardrobes, loft access with ladder, carpet flooring with underfloor heating.

## Bedroom Three

15'4 x 10'1 (4.67m x 3.07m)

Two double glazed sky lights, fitted wardrobe, radiator, carpet.

## Bathroom

11'2 x 7'7 (3.40m x 2.31m)

Double glazed sky light, low level WC, wash hand basin, walk in shower enclosure, corner whirlpool bath, heated towel rail, marble walls, marble flooring with underfloor heating.

## Utility Room

Cupboard, boiler, integrated washer/dryer, LVT flooring.

## Material Information

We have been advised by the sellers the following information:

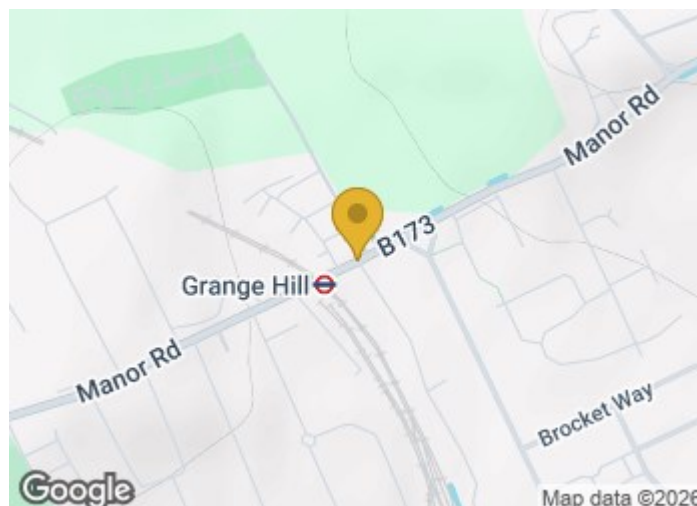
Lease Remaining: 113 years

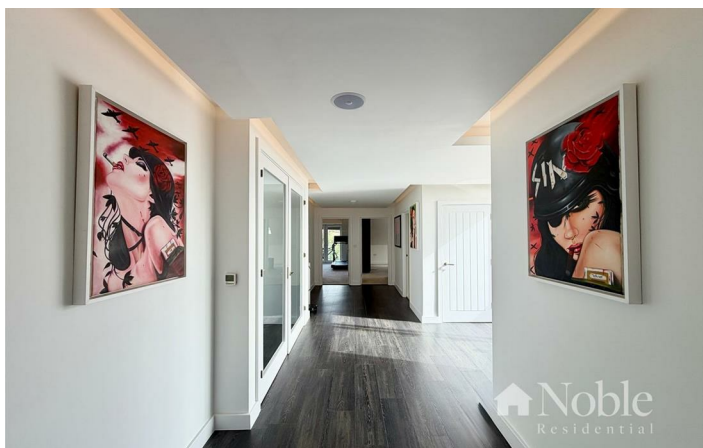
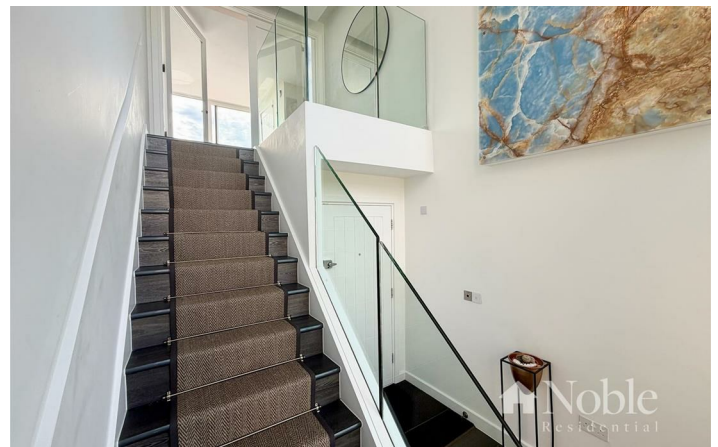
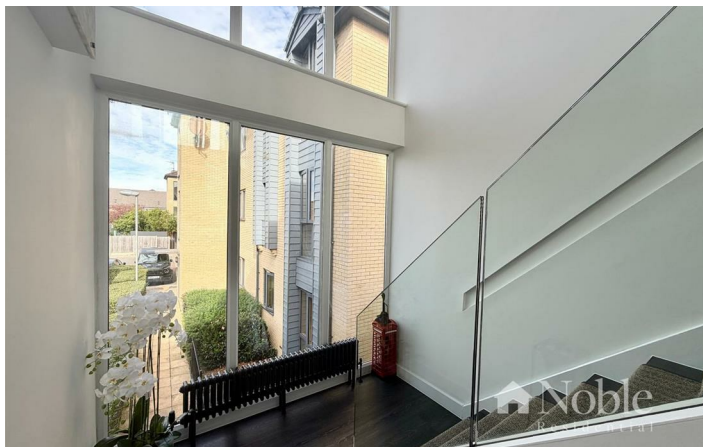
Annual Ground Rent: £150.00

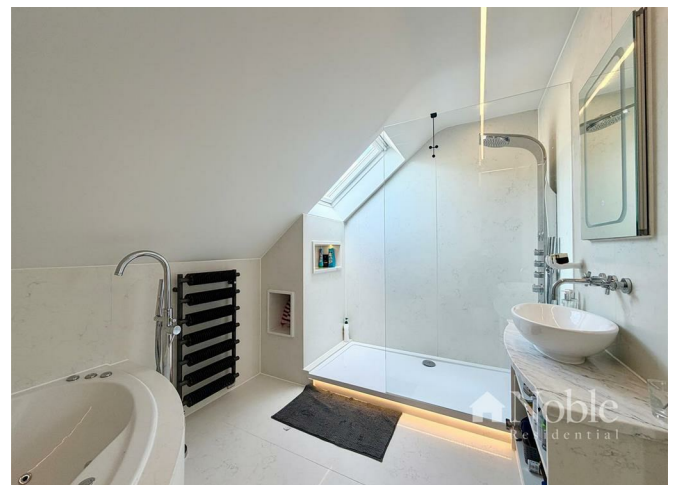
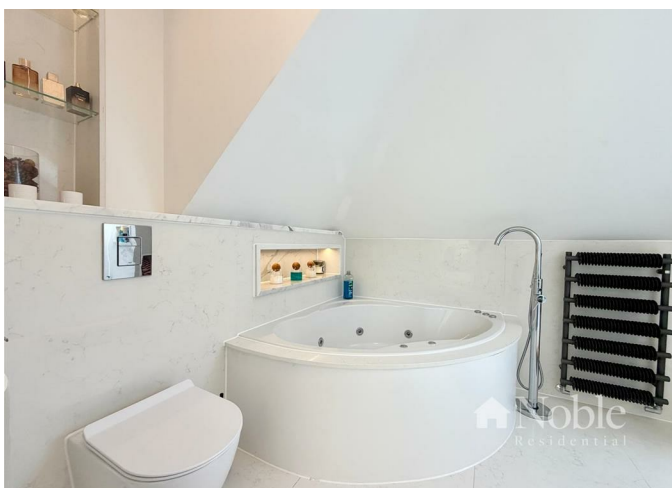
Ground Rent Review Period: Every 25 years

Review increase: Doubling

Annual Service Charge: £4,796.00







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Material Information:  
Council Tax Band: F  
Tenure: Leasehold

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