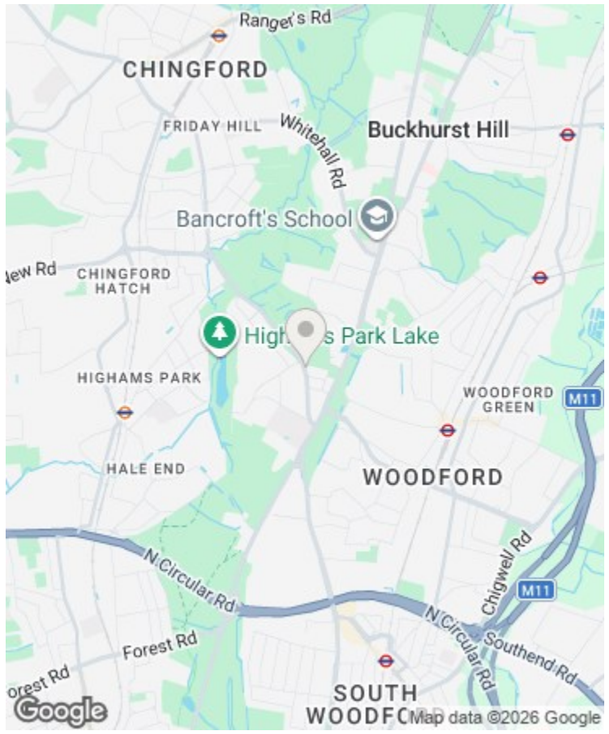
william rose



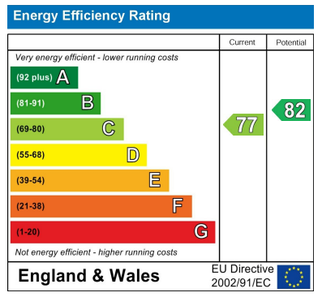
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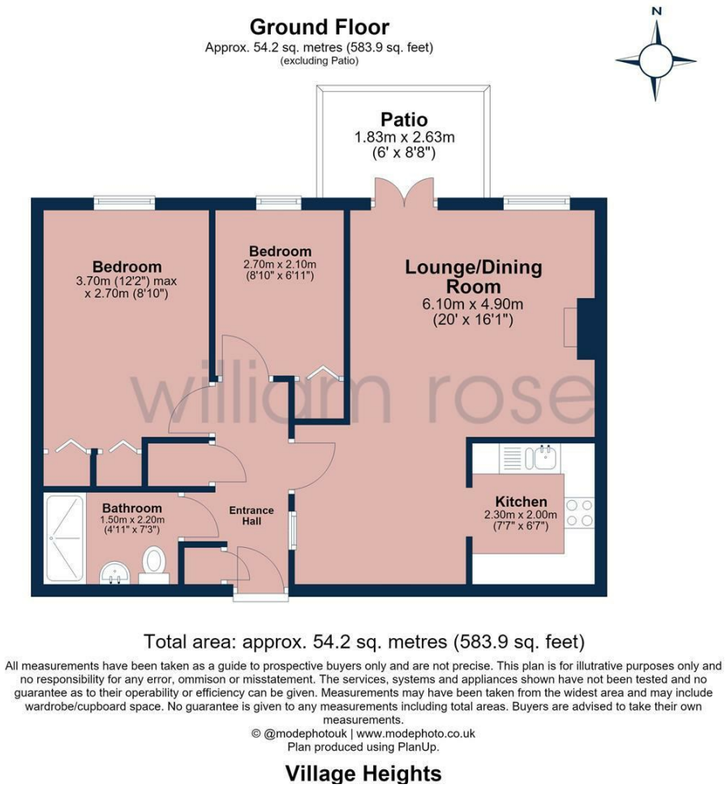
Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

C





Total area: approx. 54.2 sq. metres (583.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Village Heights









Flat 22, Village Heights 72 Chingford Lane, Woodford Green, IG8 9QQ

Asking Price £310,000

- Two bedrooms
- Direct access to private patio & gardens
- Spacious lounge/diner
- Comfortable shower room designed for ease of use
- 24-hour emergency careline response system
- Ground floor
- Available to residents aged 65 or statutory retirement age (55+)
- Fitted wardrobe's in bedrooms
- Secure video entry system and on-site house manager
- Lift access to all floors and communal social area

475 High Road, Woodford Green, Essex, IG8 0XE
02085042440
sales@william-rose.com
https://www.william-rose.com/

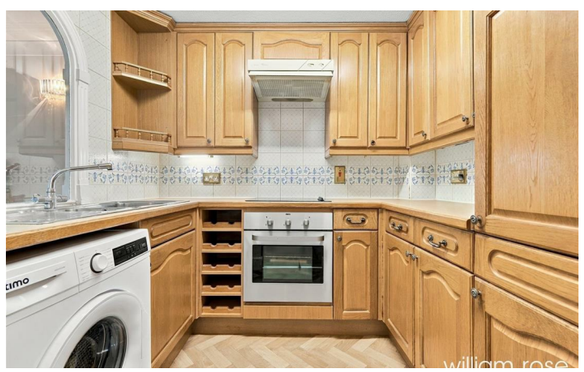
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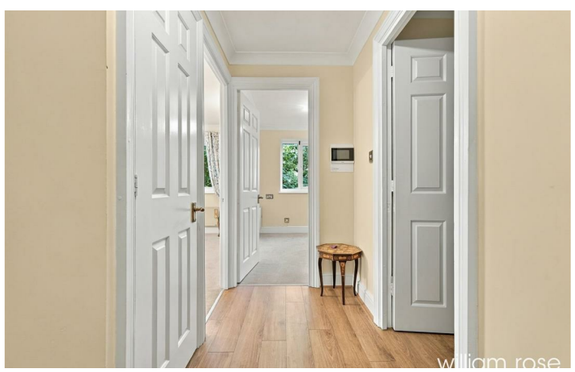
Village Heights 72 Chingford Lane, Woodford Green IG8 9QQ

Set within the highly regarded Village Heights development in Woodford Green, this well-presented two-bedroom ground floor apartment offers comfortable and generously proportioned accommodation within a development specifically designed for later living. The property is available to residents aged 65 or over, or those of statutory retirement age (55+), subject to the development's eligibility requirements. The apartment also benefits from direct access from the living room onto its own private patio area, providing a pleasant outdoor space overlooking the established communal grounds.

2 | 1 | 1 | C | Council Tax Band: E







The accommodation begins with an entrance hall leading through to a spacious lounge/dining room, offering ample room for both seating and dining areas. French doors open directly onto the private patio and communal gardens, creating an attractive outlook and allowing plenty of natural light into the room. An adjoining fitted kitchen provides a good range of storage and worktop space. There are two bedrooms, including a particularly generous principal bedroom, with the second offering flexibility as a guest bedroom, study or additional sitting room. A shower room completes the accommodation.

Village Heights is highly popular among downsizers for its prime location close to Woodford High Road and a variety of local amenities. The development is set within beautifully landscaped gardens that include manicured lawns, mature trees, and two picturesque ponds separated by a rock garden, creating a tranquil setting for residents. The development offers a reassuring and sociable environment for its residents, with a 24-hour emergency Careline response system, secure video entry, an on-site House Manager, lift access to all floors and a communal social area. The development is surrounded by attractive communal grounds and mature greenery, creating a peaceful setting while remaining conveniently positioned for the amenities of Woodford Green.

Property Information / Disclaimer

LEASEHOLD
Lease Length: 90 years remaining
Service Charge: £5,256.60 per annum
Ground Rent: £350 per annum

EPC Rating: C
Council Tax Band: E (Waltham Forest)

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. Some images may have been virtually staged and are for illustrative purposes only. These images may include added furniture and decorative elements that are not present in the property. Buyers are advised to rely on physical inspection for an accurate representation.