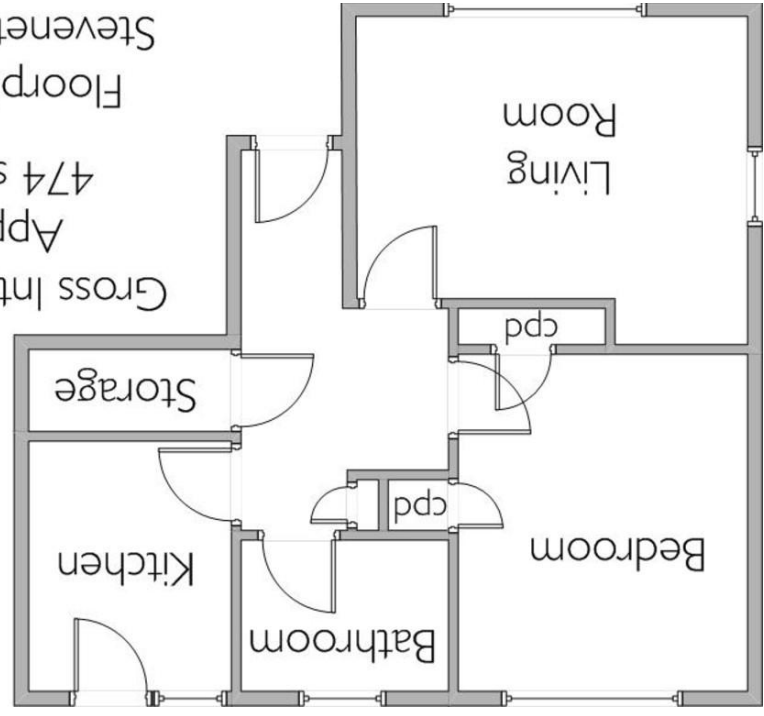


MEASUREMENTS
 ALL MEASUREMENTS ARE APPROXIMATE TO THE NEAREST
 INCH AND ARE GIVEN FOR INFORMATION AND
 GUIDANCE PURPOSES ONLY.

FINANCIAL SERVICES
 If you require a mortgage to purchase this or any other property
 we are able to arrange a no-obligation discussion with a Financial
 Advisor who is regulated by the Financial Conduct Authority.

FREE MARKET APPRAISAL
 We provide a free market appraisal service. If you are
 considering selling your home please contact our office to
 arrange an appointment for one of our experienced valuers to
 call without obligation. A thorough professional approach and
 competitive fees are assured.



Gross Internal Floor Area:
 Approximately
 474 sq.ft./ 44sq.m.
 Floorplan Drawn By
 Stevenette & Company

Whilst every care has been taken in the preparation of these sales particulars they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.



810 Chigwell Road
 Woodford Bridge

810 Chigwell Road

Woodford Bridge, IG8 8AT

A smart and pleasantly-proportioned ground floor maisonette offering low-maintenance 1-bedroom accommodation in a popular area. The property has the benefit of a good length of lease remaining. Woodford Bridge offers a good range of shops, eateries and other amenities and the apartment stands roughly equi-distant from both Chigwell and Woodford Stations (both just over 1 mile).

- Ground Floor Maisonette
- Gas Central Heating
- 1 Bedroom
- Popular Location
- Well Presented
- uPVC Double Glazing

£259,000



GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

13' 5" x 10' 5" (4.09m x 3.18m)

KITCHEN

8' 8" x 7' 0" (2.64m x 2.13m)

BEDROOM

11' 6" x 10' 3" (3.51m x 3.12m)

BATHROOM

7' 3" x 5' 6" (2.21m x 1.68m)

EXTERIOR

The apartments in the development have the use of communal lawns.



TENURE & SERVICE CHARGES

We understand the property to be leasehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

The unexpired term of the lease is understood to be in the region of 111 years. Ground rent is understood to be £10 per year and a service charge in respect of maintenance of communal areas and buildings insurance is understood to be in the region of £800 per year.

SERVICES

All mains services are understood to be connected. No services or installations have been tested.

COUNCIL TAX

Council Tax is payable to Redbridge Council. The property is shown in Council Tax band 'B'.

BROADBAND

It is understood that Fibre Optic Broadband is available in this area.

