



- OVER 60'S RETIREMENT FLAT
- CHAIN FREE
- TWO BEDROOMS
- FITTED KITCHEN

Riverside Court, Chelwood Close, London, E4 7UN

PRICE: £175,000 LEASEHOLD

RETIRMENT APARTMENT FOR OVER 60'S. Large two bedroom first floor apartment. Communal lounge and guest facilities supported by an on-site warden. Free resident parking. Pet friendly CHAIN FREE.



Property Description

Riverside Court is popular retirement block for the over 60's situated within a quiet cul de sac ideally located within easy access facilities for day to day support. The main shopping facilities are approximately 2 miles away and easily accessible by local and regular bus service.

This particular property is a good size two bedroom first floor apartment. Within the development of Riverside Court there is a communal lounge where organised events take place under the supervision of the site warden. Parking is granted free of charge to residents on a first come first serve basis.

A real feature of the development is that the managing agents do allow residents to bring pets with them on the understanding that when the pet passes it can-not be replaced. This does however, encourage a smoother transition into supported living for residents where their pets are an integral part of their lives.

The property itself is well presented through out and is situated on the first floor of a block of four. Access is via one rise of stairs which is supported with a fixed chairlift. Additionally as the flat is first floor it does benefit from loft storage space which we understand is mainly boarded.

The accommodation is set on a traditional floor plan with a good size entrance hall with entry-phone system and built in storage cupboards. Multi-pane double doors grant access to the large lounge with windows overlooking the communal garden. The kitchen which is directly off of the lounge is a modern kitchen with fitted wall and base units.

There are two good size bedrooms with the master bedroom





having a range of fitted units and an en-suite dressing area with a number of fitted wardrobe cupboards. These are supported by the modern shower room with a free standing shower cubicle and white suite.

Externally there are communal parking facilities which are free to residents and available on a first come first serve basis. The communal gardens are well maintained and predominately laid to lawn with flower and shrub border. Additionally there is a communal residents lounge enjoying river views and a guest suite for overnight stay for relatives. We understand this is available at a cost of £10 per night and is subject to availability.

Being offered chain free and benefitting from an extended lease, early viewing is highly recommended.

ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE HALL

9' 4" x 6' 8 Max" (2.84m x 2.03m)

LOUNGE

18' 3" x 10' 2" (5.56m x 3.1m)

KITCHEN

8' 2" x 7' 6" (2.49m x 2.29m)

BEDROOM ONE

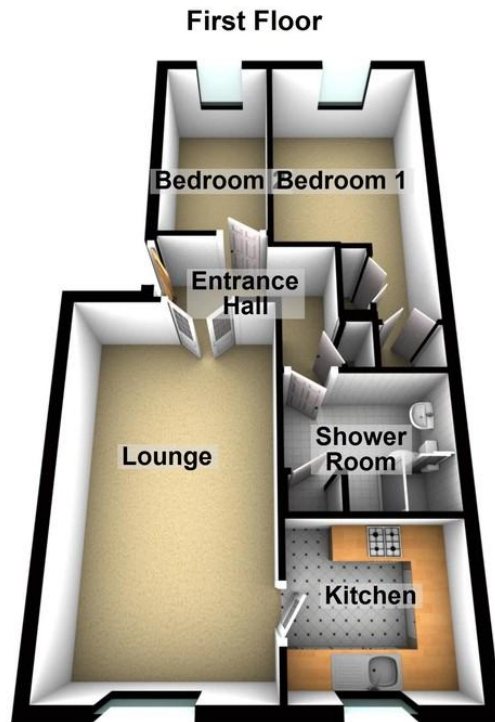
11' 9" x 8' 5" (3.58m x 2.57m)

BEDROOM TWO

11' 1" x 5' 9" (3.38m x 1.75m)

SHOWER ROOM

8' 00" x 6' 8" (2.44m x 2.03m)



COMMUNAL GARDENS

COMMUNAL PARKING

CHARGES

Council Tax Waltham Forest council Band C

Lease 189 Unexpired years

restrictive covenants: None noted in lease but residents

must be aged 60 or over

Service Charge £273.65 per calendar month

Ground Rent: £zero

UTILITIES

Electricity - Mains

Water - Mains

Sewerage - Mains

Heating - Electric

Broadband - Superfast 80mbs

Mobile - EE/VODAPHONE/THREE/O2

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements