



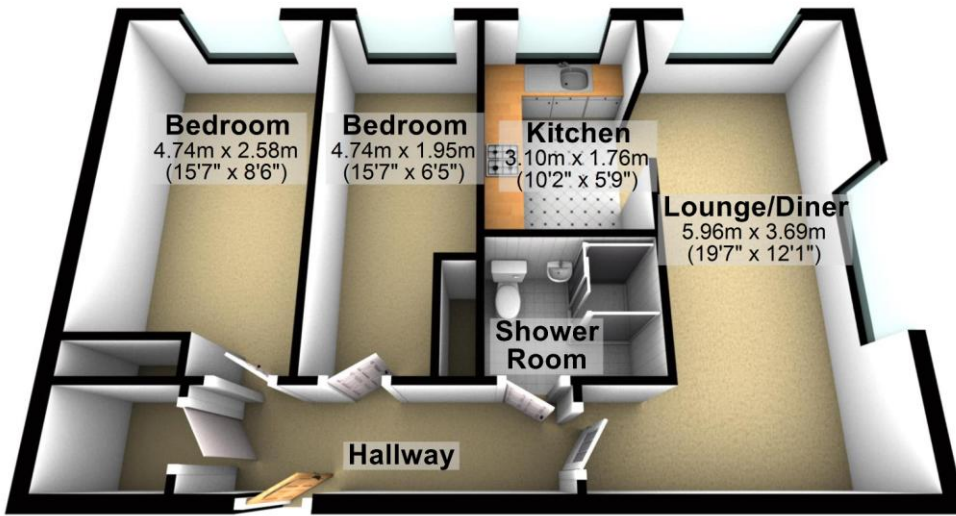
Winningales Court, Vienna Close
Clayhall, Essex, IG5

Offers In Excess Of
£260,000
Leasehold

**** A RARE OPPORTUNITY TO OBTAIN THIS MODERNISED CHAIN FREE TOP FLOOR TWO BEDROOM RETIREMENT APARTMENT FOR THE OVER 60'S **** These two bedroom apartments rarely become available and we are pleased to be able to offer this top floor property which has been modernised within, and offers good size living accommodation throughout. The property is situated on the corner of the block therefore giving it additional windows to allow extra light to enter, unlike some other flats within the development. The retirement block itself offers the normal on site facilities such as a lift to all floors, communal residents lounge, on site warden, pull cord assistance if required and a secure entryphone system. The property is being offered chain free and for those seeking a more spacious retirement property then this could be the one for you!



Top Floor



Total area: approx. 56.5 sq. metres (608.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Two Fitted Bedrooms
- Modern Shower Room
- Lounge/Diner
- Modern Fitted Kitchen
- Double Glazing
- Emergency Pull Cord Assistance
- On-Site Manager
- Entryphone System & Lift To All Floors
- Residents Communal Lounge
- Residents Parking Facilities

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every

