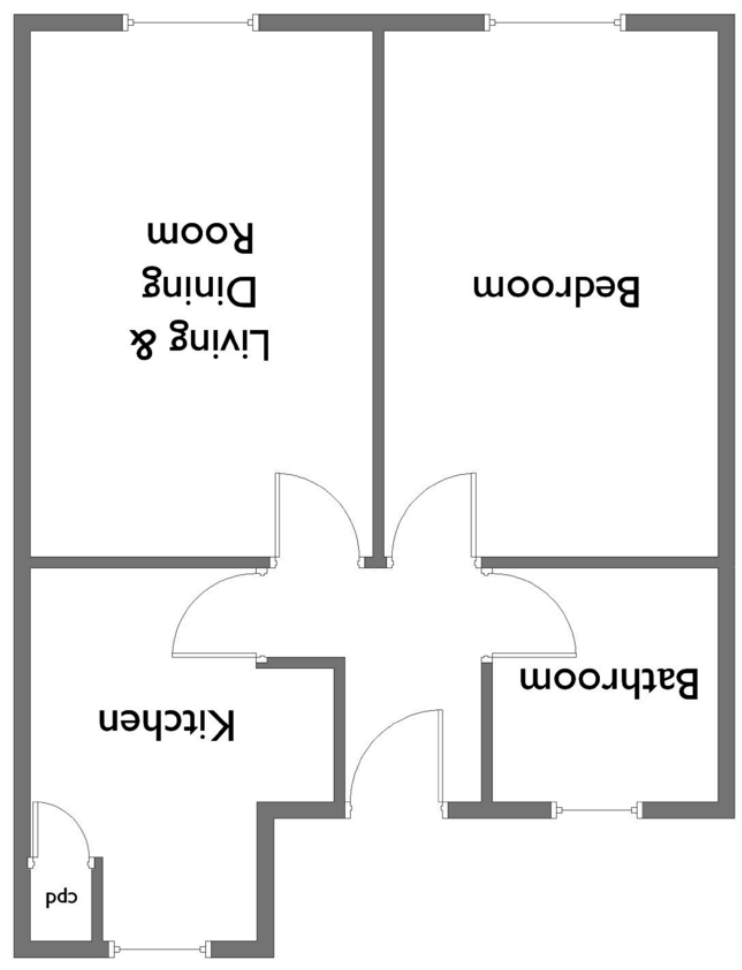


**FINANCIAL SERVICES**  
 If you require a mortgage to purchase this or any other property we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

**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.

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



Gross Internal Floor Area:  
 Approximately 510 sq.ft. / 47sq.m.  
 Floorplan drawn by  
 Stevenette & Company LLP



**14A Forest Drive**  
**Theydon Bois**

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.

# 14A Forest Drive

Theydon Bois, CM16 7EY

A well-appointed first floor apartment located in sought after Theydon Bois and within a short walk of the Village's shops, amenities and the Underground Station. The property offers very well-proportioned accommodation including a recently-fitted kitchen and bathroom. Further features include off-street parking for one vehicle and uPVC double glazing.

- First Floor Apartment
- One Good Bedroom
- Off-Street Parking
- New Kitchen and Bathroom
- Close to Underground Station
- uPVC Double Glazing

£300,000



## FIRST FLOOR

### ENTRANCE HALL

### LIVING ROOM

15' 8" x 10' 4" (4.78m x 3.15m)

### KITCHEN

10' 10" x 8' 11" (3.3m x 2.72m)

### BEDROOM I

15' 8" x 10' 0" (4.78m x 3.05m)

### BATHROOM & WC

7' 0" x 6' 7" (2.13m x 2.01m)

### COUNCIL TAX

Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'C'.

### BROADBAND

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



### PARKING

There is a communal permit-controlled parking area to the rear of the building within which we understand a vehicle can be parked.

### SERVICES

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

### TENURE & SERVICE CHARGE

We understand the property to be leasehold with approx. 117 years remaining on the lease (125 years from June 2016) and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor). The property is currently occupied on a periodic assured shorthold tenancy due to end in December 2024.

It is understood that an annual service charge in the region of £1,600 pa is payable in respect of buildings insurance, maintenance of the communal areas, refuse

collection and window cleaning. Ground rent is understood to be in the region of £120 per year payable in two six-monthly instalments. The review period is understood to be 25 years (therefore next review expected June 2041), and the ground rent is understood to double each period.

### SCHOOL PRIORITY ADMISSIONS AREA

The property stands in the Priority Admissions Area for Theydon Bois Primary School and Epping St John's Senior School.

### AGENTS NOTE

Please note the photographs were taken before occupation by the current tenant.