



Glebelands Avenue, South Woodford, E18 2BD

Offers In The Region Of £265,000 Leasehold

RETIREMENT DEVELOPMENT One bedroom second floor apartment situated in a very popular well managed block which offers well kept communal gardens, security entryphone system, lift to all floors, communal lounge with garden views and resident manager. The development is located within minutes walking distance of George Lane shopping amenities, South Woodford Central Line Station and local bus routes. There is also a Post Office, two GP practices dentists and Bank within one minutes walk of the apartment . To arrange a viewing please call 020 8530 4646.



MAIN ENTRANCE HALL.

Communal entrance via security door with lift and stairs to all floors. Communal lounge with further access to rear garden and parking area. The block has a laundry room and a guest room that can be booked for overnight visitors.

Reception Hall

10'11" x 3'4" (3.342 x 1.017)

2 fitted cupboards & large airing cupboard housing water tanks. Doors to:-

Lounge

17'10" x 10'3" (5.450 x 3.138)

Southerly facing window to front elevation, carpet, power points wall light points and radiator

Bedroom

14'6" to door x 9'1" (4.427 to door x 2.794)

Southerly facing window to front elevation, carpet, fitted wardrobes and radiator.

Kitchen 2.417 x 2.126

Side window electrically operated. Range of base & wall.

Shower Room / WC


7'4" x 5'4" (2.237 x 1.651)


Large walk in shower, wash hand basin, WC Tiled floor & Walls, chrome heated towel rail & underfloor heating

Disclaimer

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of an offer or contract. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer cannot assume any information is correct. Photographs of the interior of the property are given purely to give an indication of décor, style etc., and does not imply that any furniture/fittings etc., are included.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	80
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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