



RETREAT WAY, CHIGWELL, IG7

£349,000 Leasehold

Offered to the market with no onward chain is this ground floor, two bedroom apartment that includes two bathrooms. The property is set within a quiet cul-de-sac and is within close proximity to Grange Hill station (central line), Hainault Forest and local shops and amenities.

SSTC

- Allocated Parking
- No Onward Chain
- Two bathrooms
- Two Bedroom
- Quiet location

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The property offers a spacious, open plan living room/kitchen, two double bedrooms and two bathrooms (one being an ensuite to the master bedroom).

The property also includes an allocated parking space which is directly outside.

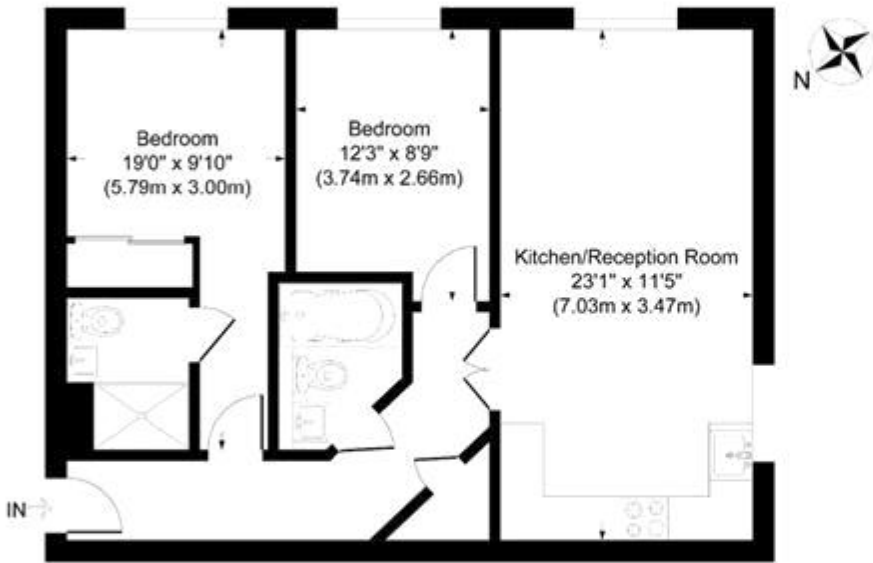
Tenure: Leasehold (107 years)

Ground Rent: £250 per year

Service Charge: £2,233 per year



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Ground Floor



Retreat Way

Approximate Gross Internal Area
Total = 66.2 sq m / 714 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		64	80
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.