



105 Manor Road, Chigwell, IG7

BUTLER & STAG



**Welcome to Crossways, this exclusive development comprises of just four meticulously crafted luxury apartments, each an epitome of sophistication and style.**



## **Leasehold - Share of Freehold**

### **Guide Price £325,000**

Situated within walking distance of both Chigwell and Grange Hill Central Line Station, there is something for everyone within this exclusive development with its mixture of spacious, one and two-bedroom apartments.

The interior spaces are defined by LVT flooring, modern kitchen units, and veined quartz work surfaces which add visual excitement and depth to the room.

Each apartment enjoys custom-built kitchen cabinetry which embraces a sense of timeless style and functionality, making it an enduring design that fits perfectly for this brand-new building. All kitchens have top-of-the-range Siemens integrated appliances that provide all the features necessary to accommodate a contemporary lifestyle for the new owner.

The bathrooms exude sophistication and comfort with spa-like retreat qualities where functionality and aesthetics have come together to provide a relaxing place to be. Large format textured tiles line both the floor and walls providing hallmark qualities of a modern bathroom. All concealed taps, shower valves, and shower heads are sleek in design and have a chrome finish. Wall-hung toilets and basins are a running theme as are the spacious baths with glass enclosures that provide a functional space.

All of the apartments within Crossways have their own private outdoor space but none more so than plots 1 and 2 which both boast landscaped gardens. This new development offers a popular urban location whilst being surrounded by wide-open green spaces, yet still providing access to central London within a short train or car journey.

All apartments offer bedrooms large enough for a double bed and plenty of space to spare for wardrobes.

The apartments benefit from a lease of 999 years, and a 10-year Premiere build warranty. There is also a secure entry system to enter the building and parking spaces are available for each unit.

The site is superbly located on Manor Road, perfect for commuters who travel into London via the Central Line. Both Chigwell and Grange Hill Station are under a 15-minute walk and go directly into Liverpool Street in under 35 minutes. Also close by are shops on Chigwell parade and other local amenities. The development is within close proximity to several beautiful park for the whole family to enjoy, offering playing areas, football pitches and tennis courts. Chigwell School is also close by as well as many other popular schools.

Please note, that service charges are an estimate.

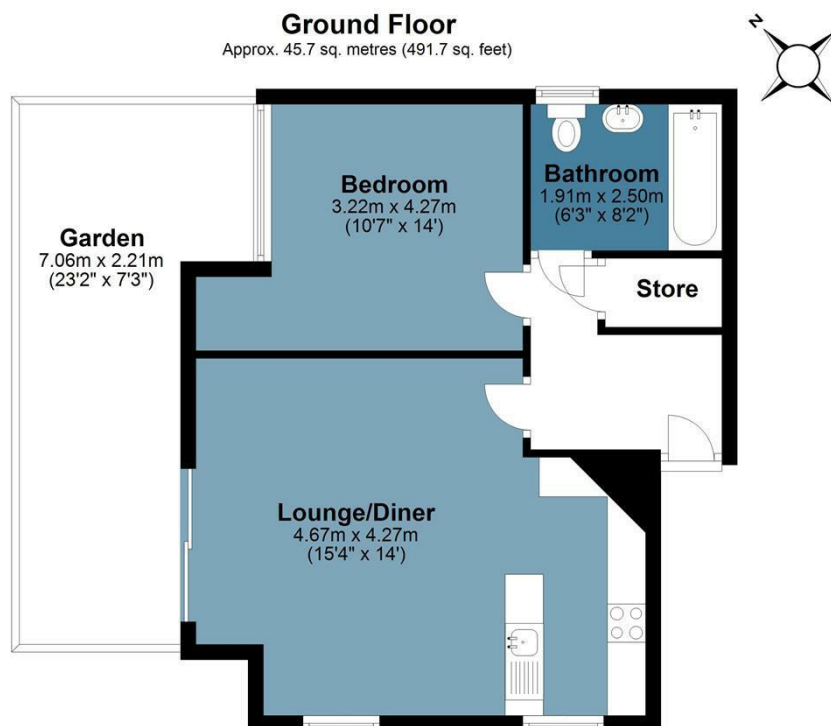
The photographs included in this property listing are for illustrative purposes only and are not intended to represent a true likeness of the property. Different plots may vary in size and style, and the images provided should be viewed as a general representation of the property type rather than a specific depiction of any individual unit. We encourage interested parties to schedule a viewing and inspect the property in person to gain an accurate understanding of its unique features and characteristics. Please note that furnishings, fixtures, and other details may differ from what is shown in the photos. We appreciate your understanding and are available to address any questions or concerns you may have regarding this property listing.



## Flat 1 Manor Road

Approx. Gross Internal Area 45.7 Sq M (491.7 Sq Ft)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value.

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Prepared on behalf of Butler & Stag  
Land and New Homes

If you have any further questions  
please don't hesitate to contact us on  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.