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## Retingham Way, E4 6RR



**Asking Price £335,000 Leasehold**

\*\*\* CHAIN FREE | SPLIT LEVEL APARTMENT | COMMUNAL GARDEN \*\*\*

Kings Group of Chingford are pleased to present this two-bedroom split level first floor apartment located at the top of Chingford Mount. The property offers well-proportioned accommodation arranged over two floors and is situated within easy reach of a range of local shops, restaurants and everyday amenities.

The accommodation comprises an entrance hallway leading to a 13ft lounge/diner and an 11ft fitted kitchen with a range of base and eye level units and work surfaces. The upper level provides two 13ft double bedrooms along with a family bathroom and a separate WC. Residents also benefit from access to a large communal garden.

The property is positioned close to Chingford Mount with its variety of independent shops, cafés, supermarkets and local services. Several bus routes serve the area providing connections to surrounding locations and stations, while the nearby Ridgeway Park offers open green space and recreational facilities. A selection of primary and secondary schools can also be found within the surrounding area.

The property is offered on a leasehold basis with approximately 81 years remaining on the lease. The service charge is approximately £550 per annum and the ground rent is £10 per annum. The property has an EPC rating of C and falls within Council Tax Band C.

Coverage

Mobile (based on calls indoors)

O2 - Good

EE - Average

Three - Average

Vodafone - Good

Broadband (estimated speeds)

Standard 15 mbps

Superfast 80 mbps

Ultrafast 5000 mbps

Satellite & Cable TV Availability

BT

Sky

Virgin

**HALL**

**LIVING ROOM 14'2 x 11'9**

**KITCHEN 11'6 x 7'8**

**LANDING**

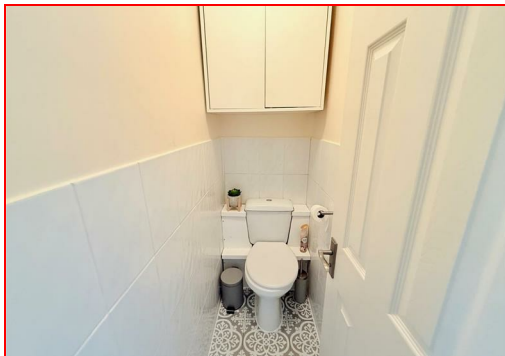
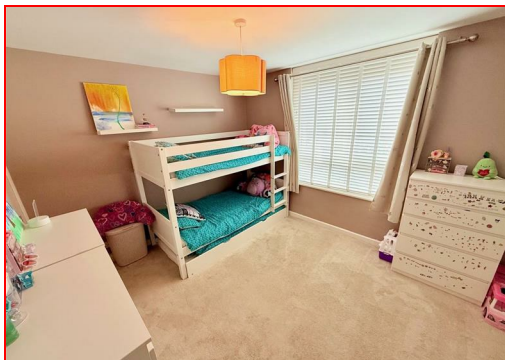
**BEDROOM 15'1 x 10'9**

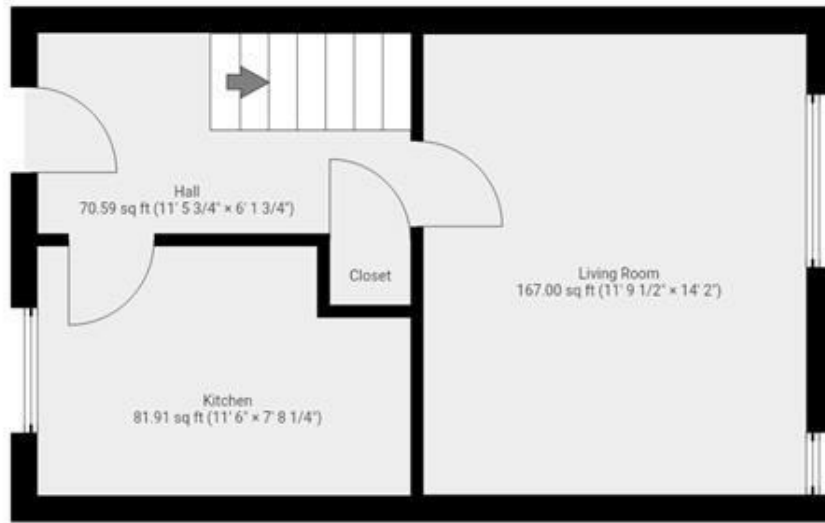
**BEDROOM 15' x 9'9**

**BATHROOM**

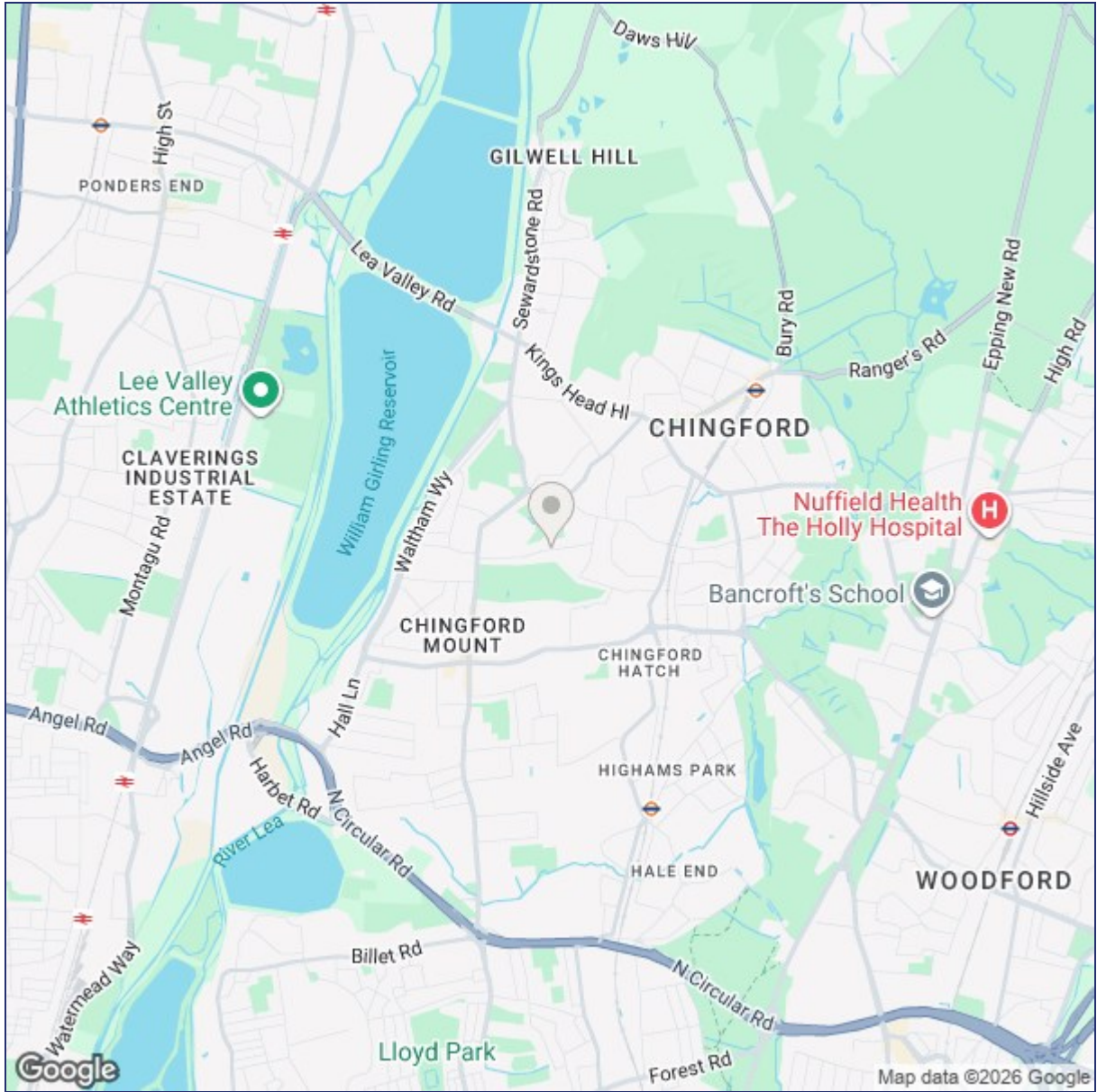
**TOILET**

**DISCLAIMER**





THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

("These details are correct at time of going to press").

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor.

