86 Old Church Road
Chingford
E4 8BX

T: 0208 524 7444
www.kings-group.net

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

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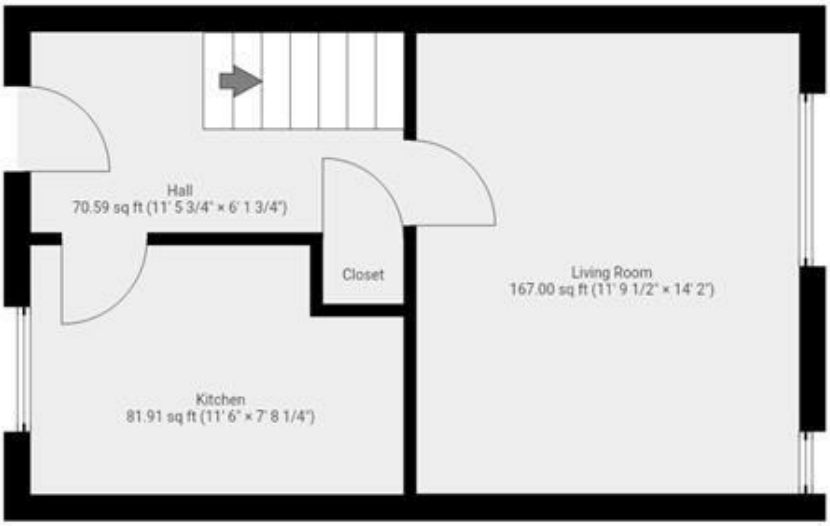

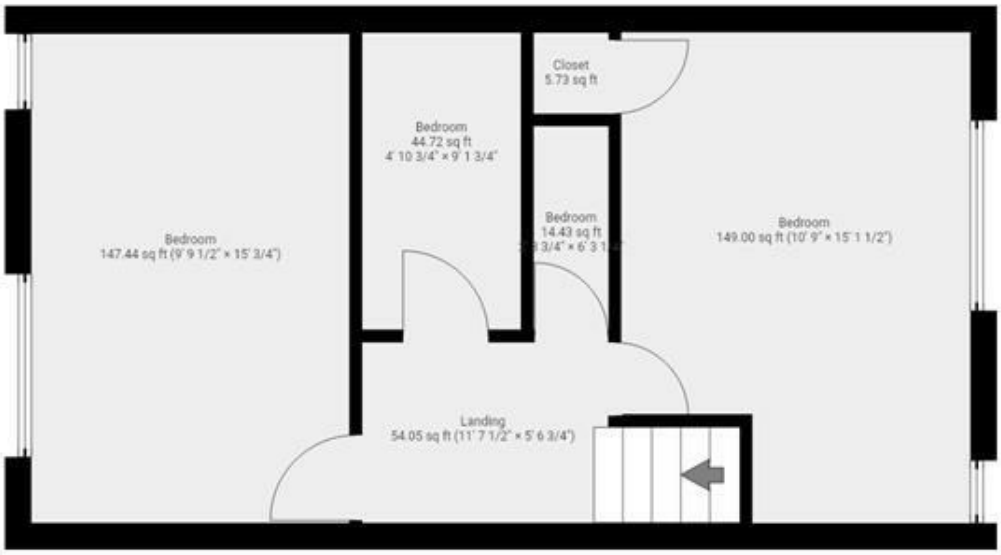

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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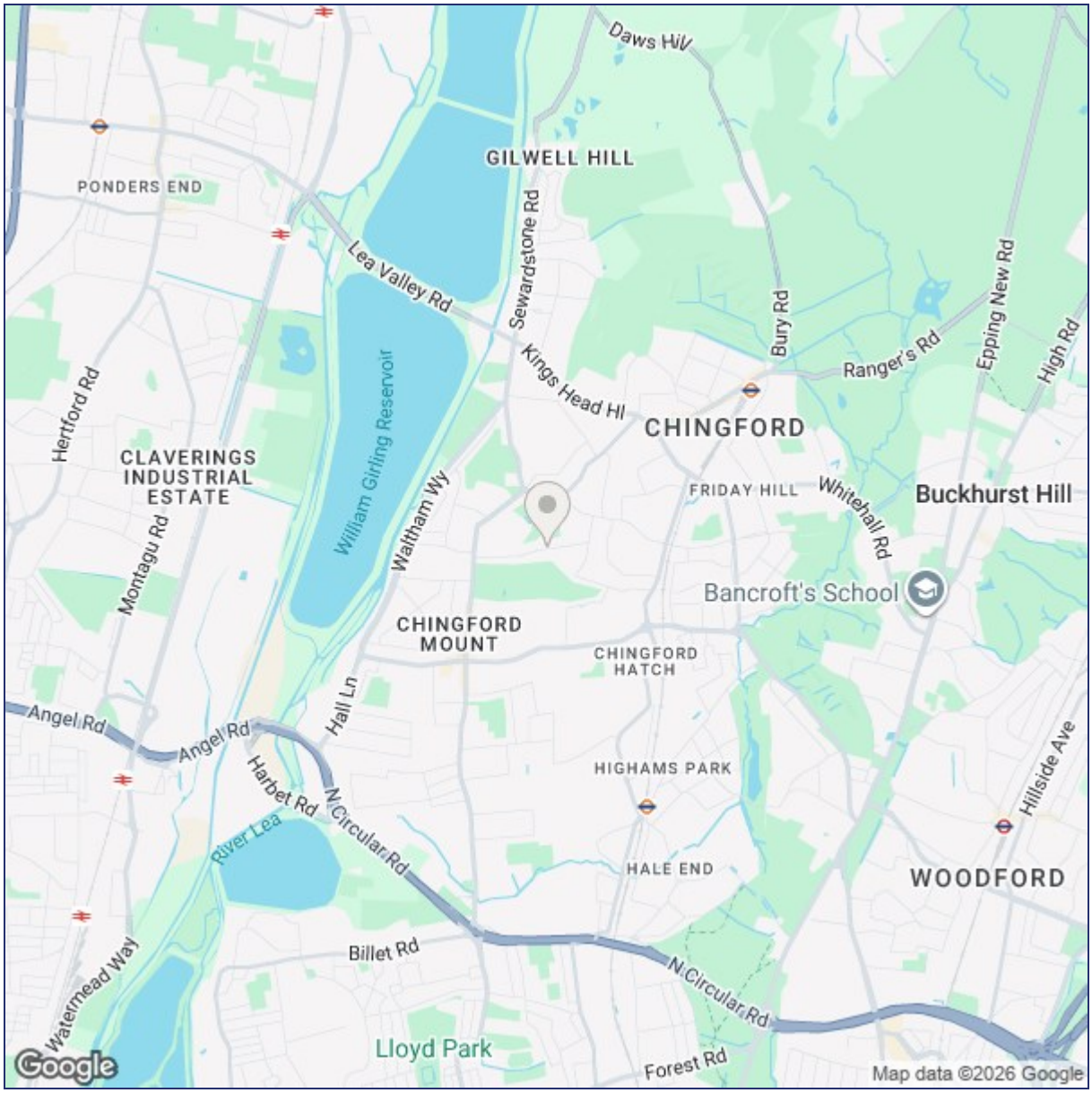

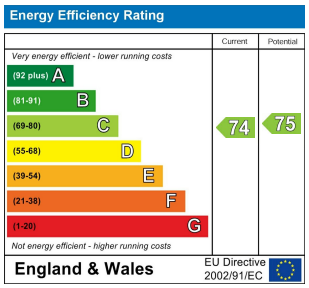

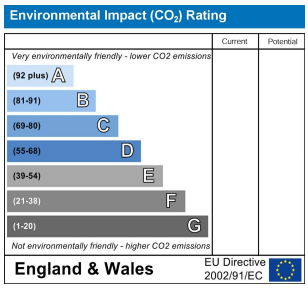

("These details are correct at time of going to press").

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.

The Property Ombudsman

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