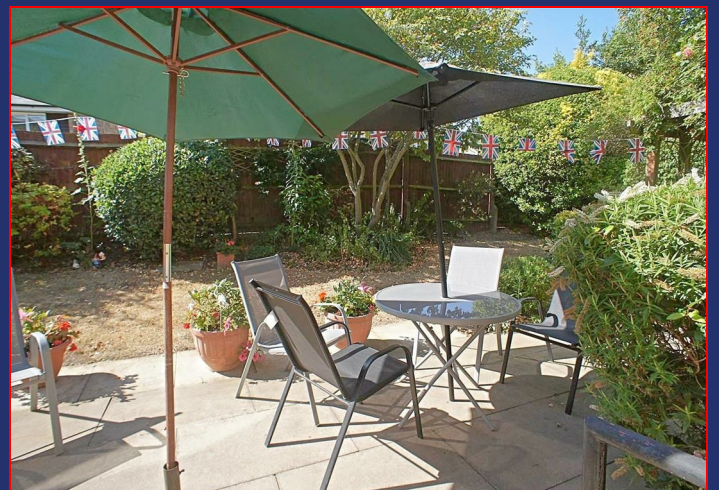


86 Old Church Road
Chingford
E4 8BX

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



Chingford Mount Road, E4 8LL



Asking Price £160,000 Leasehold



CHAIN FREE

OVER 55's ONLY

1 BEDROOM RETIREMENT APARTMENT

Kings of Chingford are delighted to offer to the market this well presented one bedroom, ground floor retirement flat.

The residence is comprised of a spacious living/dining room leading to the adjoining kitchen, finished with base and eye level units as well as integrated appliances. The bedroom is a generous double with built in storage. The fully tiled shower room is recently fitted and finished with a double shower enclosure, & modern white hand basin and toilet. This property also benefits from a large storage cupboard.

LEASE-98 YEARS REMAINING
COUNCIL TAX BAND - C
EPC TATING C

PART EXCHANGE WILL ALSO BE CONSIDERED.

Call our office now to arrange your viewing and avoid disappointment.

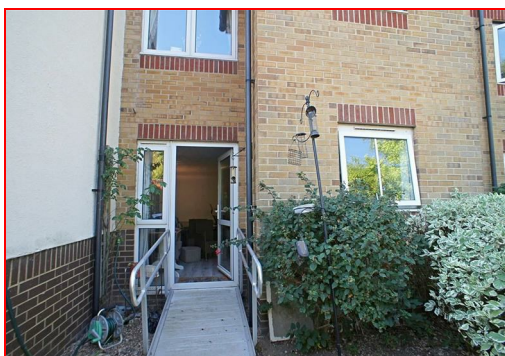
LIVING/DINING ROOM 17'08 x 10'08

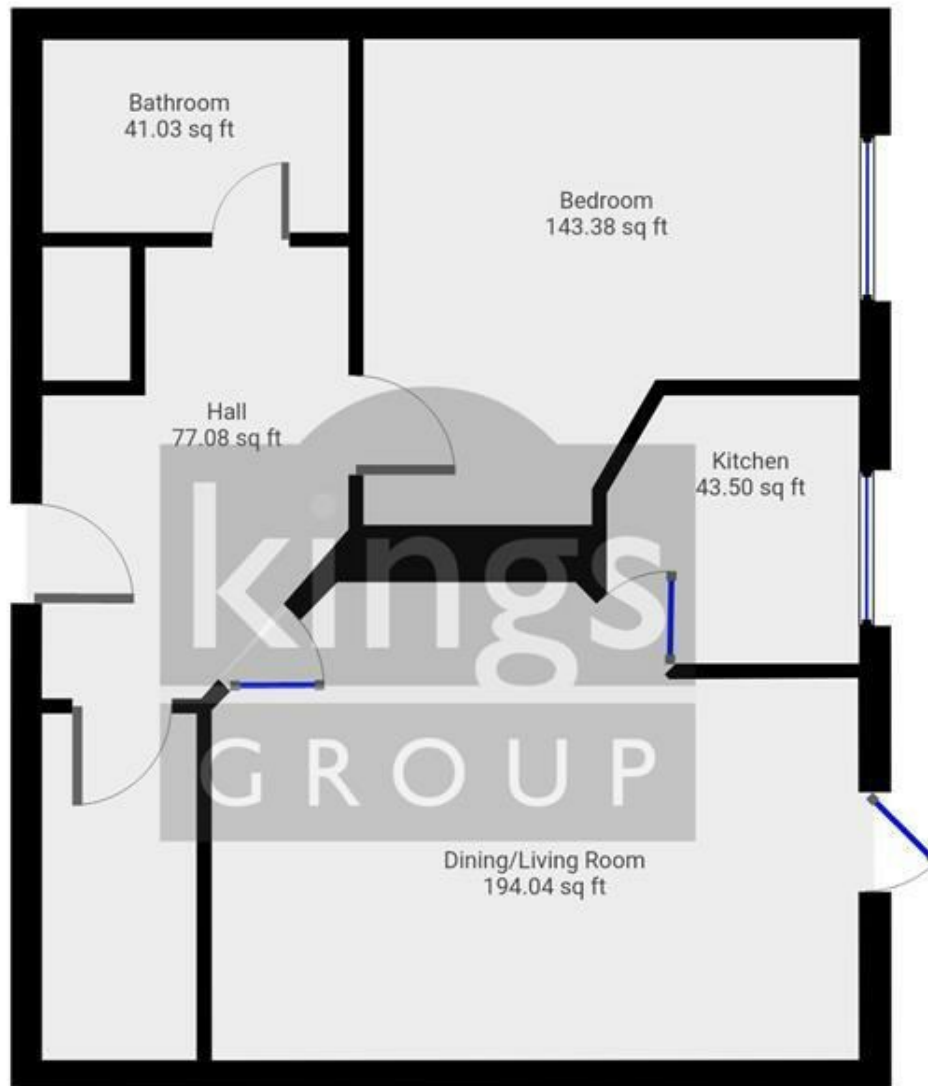
KITCHEN 7'07 x 7'07

BEDROOM 13'08 x 9'02

BATHROOM 6'09 x 5'05

STORAGE CUPBOARD 4'09 x 4'09



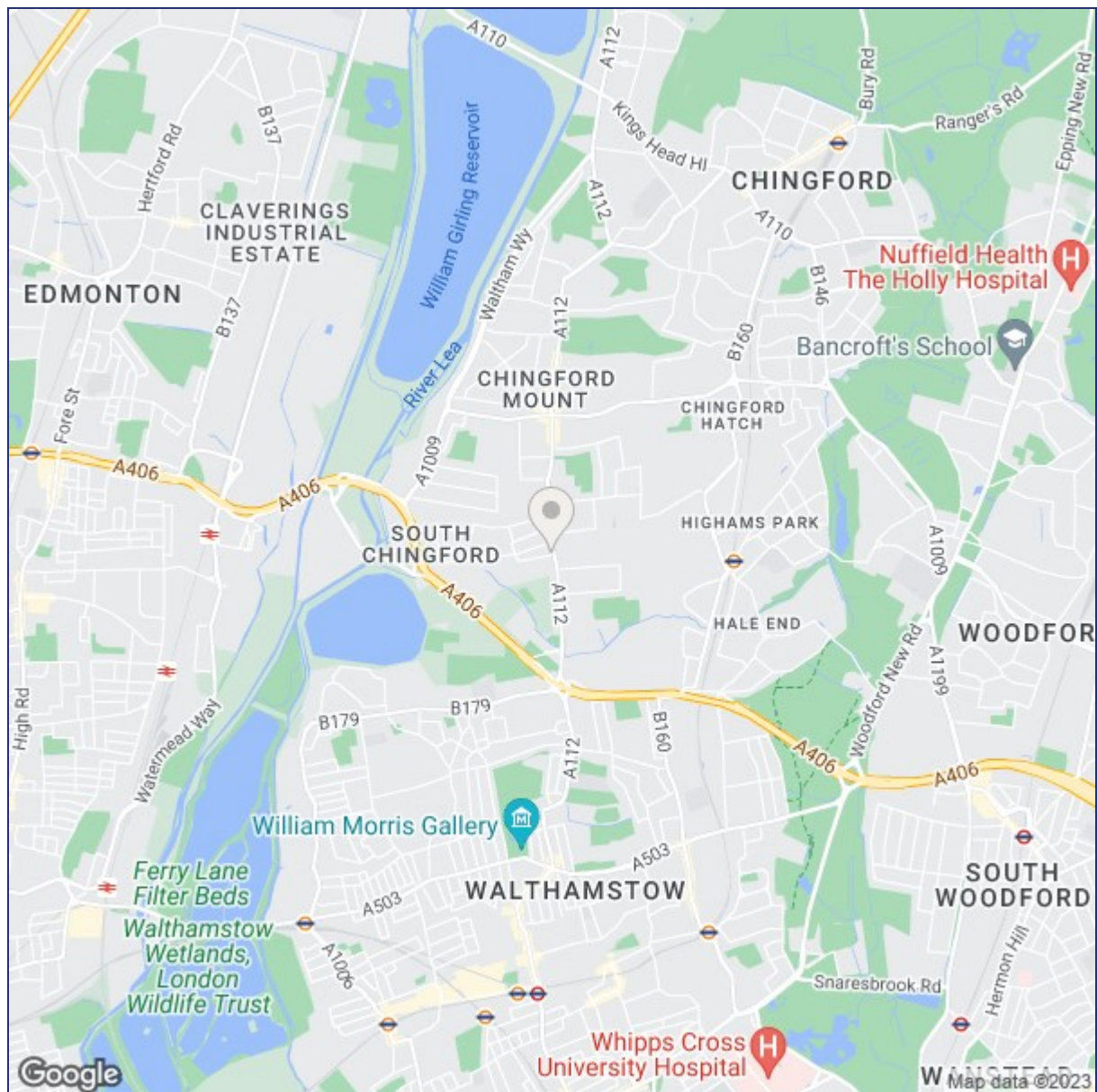



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very environmentally friendly - lower CO ₂ emissions					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not environmentally friendly - higher CO ₂ 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.

