

2 Bed Flat In Warren Court , Chigwell, IG7 5EW

£375,000



Ref:16820





SHORT DESCRIPTION

Property Ref: 16820 Situated within the ever-popular area of Chigwell, this beautifully presented first floor two-bedroom flat at Warren Court offers spacious, modern living ideal for first-time buyers, downsizers or investors alike. Offered to the market chain free and with the benefit of a long 934-year lease, the property is ready for immediate occupation and finished to a high standard throughout. The accommodation comprises a bright and spacious living room, a modern fitted kitchen, two well-proportioned bedrooms and a contemporary bathroom suite. The property has been well maintained and tastefully updated, creating a stylish home that is truly ready to move straight into. A rare benefit is the property's own private rear garden, providing excellent outdoor space ideal for entertaining, relaxing or family use. Warren Court is conveniently positioned within easy reach of local shops, cafés, restaurants and supermarkets, whilst nearby Chigwell and Grange Hill Central Line stations provide direct access into London, making the property highly suitable for commuters. The area is also well regarded for its excellent local schools, open green spaces and convenient road links including the M11, M25 and A406. Key Features: * First floor two-bedroom flat * Long 934-year lease * No service charge * No ground rent * Chain free sale * Own private rear garden * Excellent condition throughout * Modern kitchen & bathroom * Bright and spacious accommodation * Ready to move straight into * Convenient for Central Line stations * Close to shops, amenities & sought-after schools * Ideal first-time purchase or investment opportunity * Approx £120.00 annual freeholder insurance * Voluntary £80.00 annual contribution towards grass cutting on green opposite
Property Type: Flat Full selling price: £375000.00 Pricing Options: Offers in excess of Tenure: Leasehold Remaining lease (In Year): 934 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £0.00 Council tax band: D EPC rating: C Measurement: 759.28 sq.ft. Outside Space: Rear Garden Parking: On street Heating Type: Electric Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----

2

Bed Room(s)

1

Bath Room(s)

1

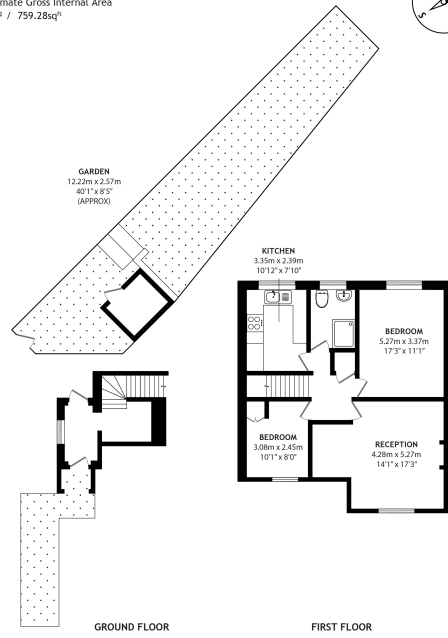
Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

WARREN COURT IG7

Approximate Gross Internal Area
70.54m² / 759.28sq^{ft}



Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or misstatement through negligence or otherwise is hereby excluded.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Top-floor maisonette
Total floor area	63 square metres

Rules on letting this property

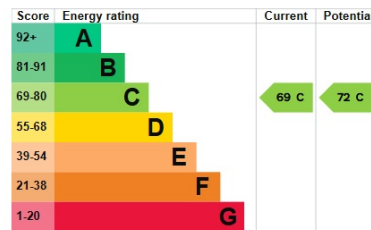
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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