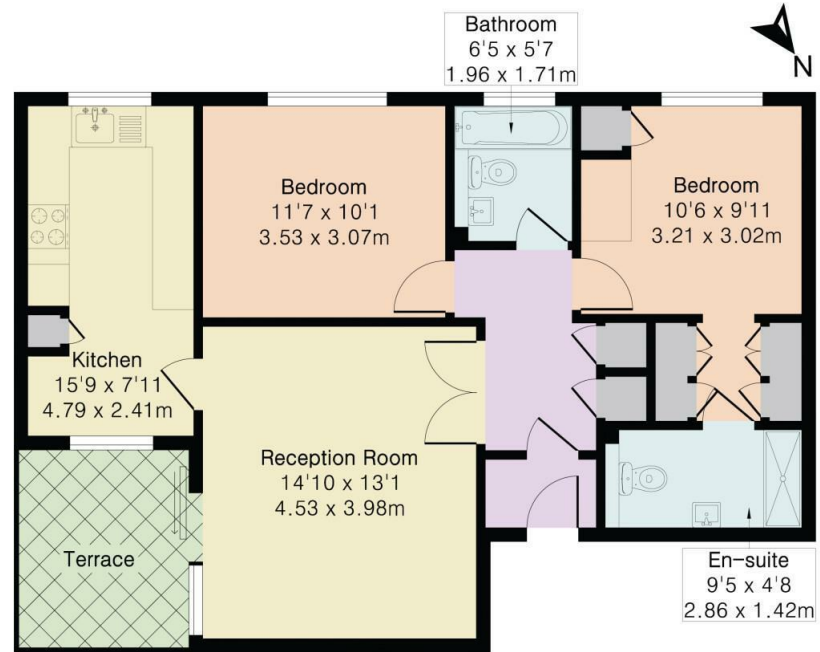




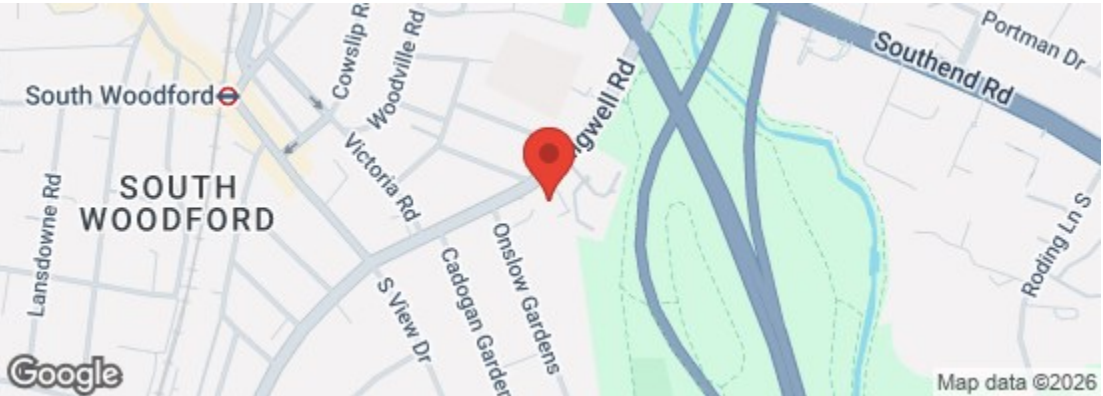
Approximate Gross Internal Area 774 sq ft - 72 sq m



Ground Floor

Council: Redbridge | Council Tax Band: C | Floor Area: sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



Maystocks Court, South Woodford, E18 1NL
Guide Price £425,000 Leasehold

Bedrooms: 2 | Reception Rooms: 1 | Bathrooms: 2



Request a Viewing: **0208 530 3333** Email: **southwoodford@wearechurchills.co.uk**



GUIDE PRICE £425,000

Set within this sought after gated development located within easy reach of South Woodford Central Line tube and multiple amenities, Churchill estates are pleased to present this two double bedroomed CHAIN FREE ground floor apartment boasting a spacious lounge, fitted kitchen diner, Master bedroom suite with dressing room and En-suite bathroom, family bathroom. Additional benefits include an allocated parking space and entry phone security system, sole use patio area and well-maintained communal grounds.

Ideally positioned on Chigwell Road , the property is within easy reach of outstanding local schools, the vibrant amenities of South Woodford High Street, and South Woodford Underground Station (Central Line), providing swift access into Central London. Excellent road links via the M25, M11, and A406 further enhance connectivity.

93 Years lease
 £2684 per annum Including ground rent
 Council tax band C.
 EPC C