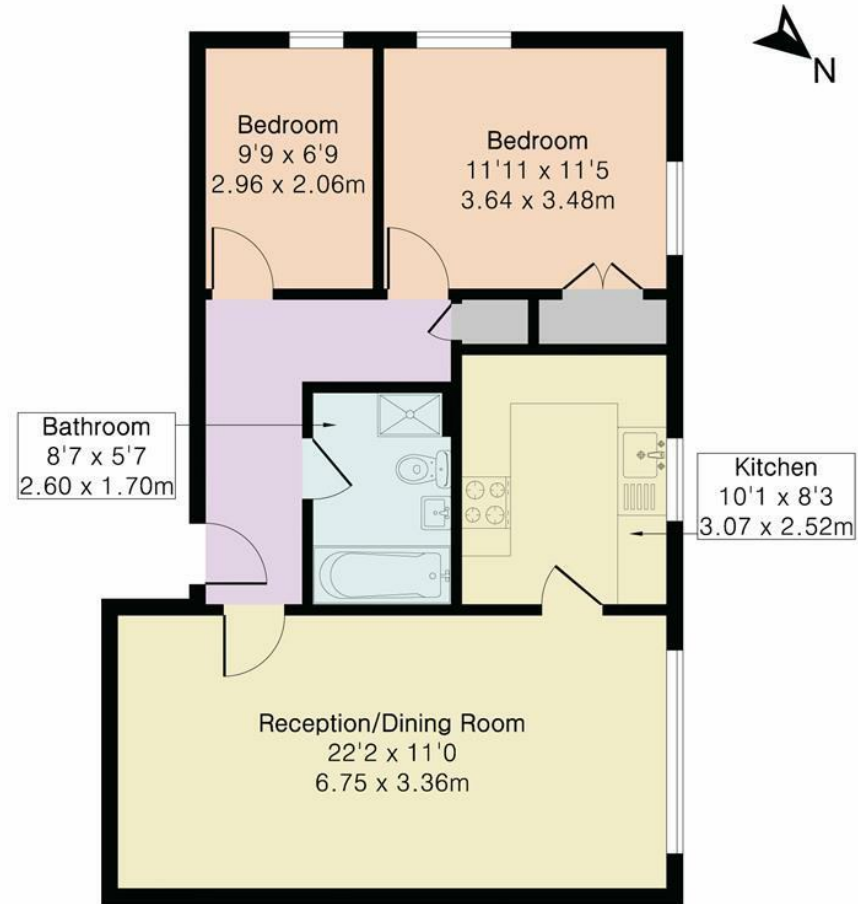


Approximate Gross Internal Area 670 sq ft - 62 sq m



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Council: Waltham Forest | Council Tax Band: C | Floor Area: 670.00 sq ft



Ridgeway Court, North Chingford, E4 6QN  
Offers Over £325,000 Leasehold

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

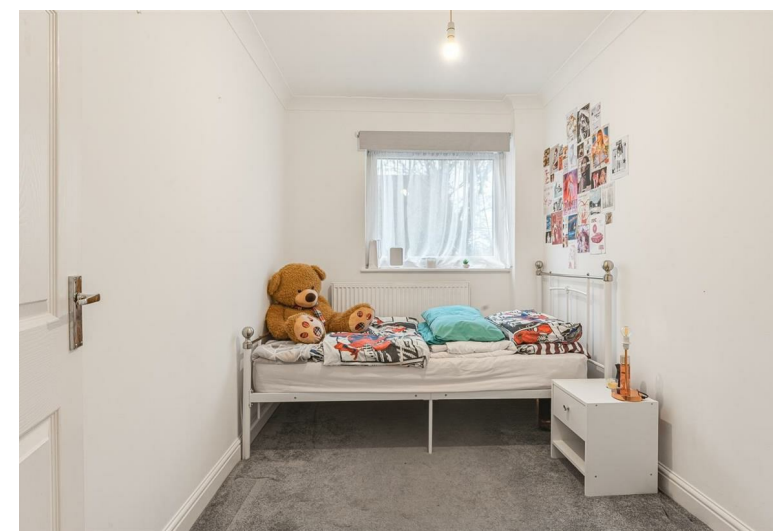


Request a Viewing: **020 8529 5500** Email: [northchingford@wearechurchills.co.uk](mailto:northchingford@wearechurchills.co.uk)

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		73	79
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.



CALLING ALL FIRST TIME BUYERS!!! We are delighted to offer this spacious two bedroom first floor flat which is situated in the heart of North Chingford within walking distance of the main line station and bus routes. The property which is being offered with no onward chain benefits from allocated parking space, attractive communal gardens, large lounge diner, fitted kitchen, security entry phone system, long lease and we feel would make an ideal first purchase. So do not delay and call us today for an early internal viewing.

EPC Rating C

Council Tax Band C

Lease Term 189 Years From September 1975

No Ground Rent

Service Charges £1151.61 Per Annum

