

McRae's

Thurlow Close, Chingford , E4 9XE

***“Well Presented 2nd Floor Apartment...
...Chain Free With Parking Space & Long Lease...”***



Guide Price £235,000 Leasehold

On the second floor of this sought after modern development, a thoughtfully planned one bedroom apartment is being offered with NO ONWARD CHAIN, together with a resident/visitor parking space. The accommodation features a spacious lounge area with kitchen off, bathroom/W.C., in addition to a bedroom overlooking attractive and well maintained communal gardens. This property is an ideal purchase for first time buyers/investors, as the property is easy to commute from, and benefits from a 182 year lease.

Thurlow Close is a popular turning off Higham Station Avenue, which incorporates a variety of individual properties within walking distance of a range of facilities, including shops, schools, supermarkets as well as green space. Chingford Mount Shopping Centre and Highams Park Village are both within a comfortable distance, the latter offering a mainline station serving London Liverpool St., Walthamstow Central and the Victoria Line. Access to the A406 and regular bus routes are nearby.

Entrance

Communal entrance with security entry phone system, stairs rise to each floor, door to flat.

Reception Hall (7' 04" x 7' 08") or (2.24m x 2.34m)

Wall mounted security entry phone, spacious storage cupboard with shelving plus access to the bathroom, lounge and bedroom lead off.

Lounge (15' 08" x 9' 03") or (4.78m x 2.82m)

Double glazed windows with side casements to the rear elevation overlooking the communal gardens, wall mounted electric heater, cupboard housing the water tank and a useful breakfast bar divide, giving access to:



Kitchen (7' 05" x 8' 02") or (2.26m x 2.49m)

A smart range of wall and base cupboards with drawers and ample worktop space, single bowl sink unit with mixer tap, plumbing provision for automatic washing machine, space for fridge, electric cooker, concealed extractor fan (untested).

Bedroom 1 (10' 05" x 7' 07") or (3.18m x 2.31m)

Double glazed window to the rear elevation, wall mounted storage heater, wardrobe space with bi-folding doors.



Bathroom (6' 04" x 5' 04") or (1.93m x 1.63m)

Fully tiled walls, white panel enclosed bath with mixer tap, wall mounted electric shower (not tested), tiled flooring, low flush W.C., vanity wash hand basin with mixer tap and storage beneath.

Outside

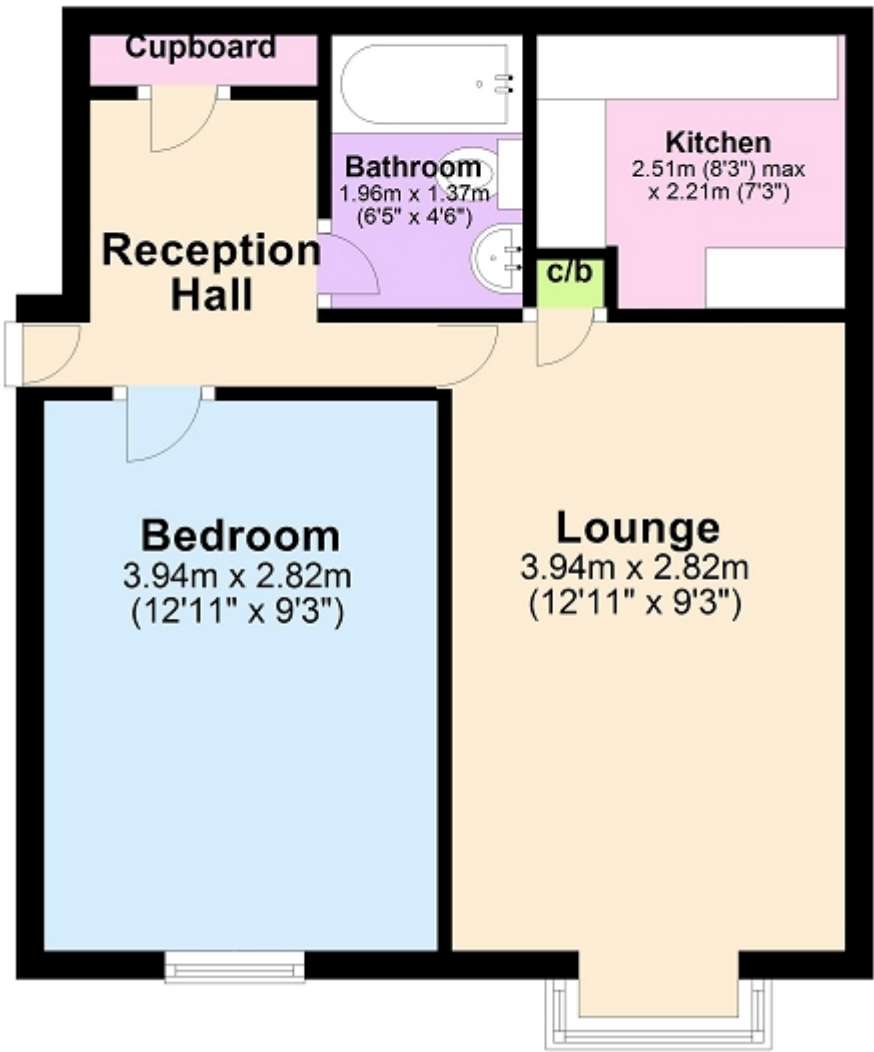
Well maintained communal gardens in addition to allocated resident/parking space.

Local Authority and Council Tax Band

London Borough of Waltham Forest Council Tax Band B



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every care has been take to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of offer or contract. These Particulars are issued on the basis that all negotiations are conducted through McRae's Sales, Lettings & Management.

