



The Ridgeway, North Chingford, E4 6PT

£175,000  Coultons

PROPERTY SUMMARY

Offering for sale this one bedroom retirement flat for anyone 55 years old and over, set on the first floor which can be accessed via a lift and stairs. Added benefits include a good size living room, fitted kitchen, shower room, double glazing, electric heating, 24 hour emergency pull cords and an on site house manager.

Ellen Court has a communal lounge area and a secure communal garden which is well maintained with seating plus a community balcony on 2nd floor where residents and guest can socialise, plus a library on the first floor. Residents have use of the laundry room with washing machines and tumble dryers at no additional cost. Secure parking is available upon request.

We have been advised the lease has approximately 67 remaining and the current management service charge is £380 per month.

Ellen Court is situated on The Ridgeway and is only a short walk to the busy and vibrant shopping area of Station Road with plenty of independent retailers, bars, coffee shops and restaurants offering a vast array of cuisines for dining out. You will also find supermarkets such as Amazon Fresh, Co-op, and Tesco Express. Public transport includes local bus routes and Chingford Overground Station with direct access into Liverpool Street. You can also inter-change on to the Underground at Walthamstow Central (Victoria Line - Zone 3).

A happy middle ground between city and country life, you'll find vast green scenic spaces of Epping Forest to explore for when you fancy a tranquil walk right on your door step.

Offered chain free and to over 55 year olds.

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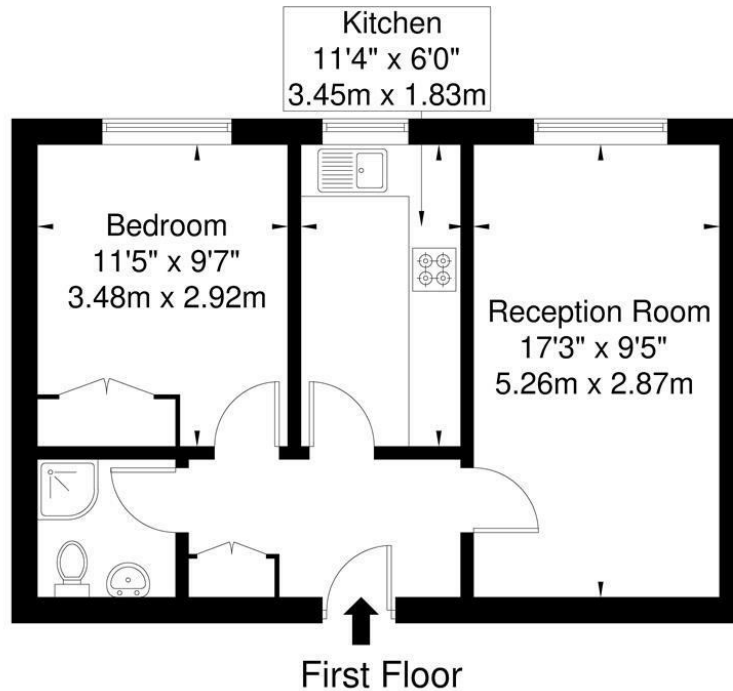








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Approximate Gross Internal Area = 41.4 sq m / 445 sq ft



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

LOCAL AUTHORITY
Waltham Forest

TENURE
Leasehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	84	87
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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