

Directions

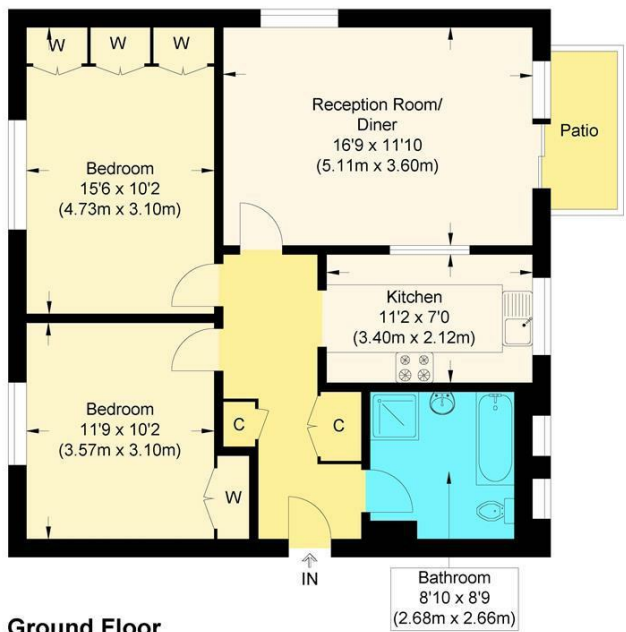
Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

C

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	71	74
EU Directive 2002/91/EC		



Ground Floor

william rose

Parkmore Close, IG8



Approximate Gross Internal Floor Area : 70.60 sq m / 759.93 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



37 Parkmore Close, Woodford Green, IG8 0SL

Price Guide £350,000

- \*\*\*CHAIN FREE\*\*\*
- Two Bedrooms
- Large Balcony
- Spacious Lounge/Diner
- Allocated Car Parking Space
- Guide Price £350,000 - £375,000
- Ground Floor
- Large Four-Piece Family Bathroom
- Security Phone Entrance System
- Close to Epping Forest



## 37 Parkmore Close, Woodford Green IG8 0SL

Set back off popular Sunset Avenue is this large 2 bedroom GROUND floor apartment located in a desirable development. The property is sold chain free and benefits include a long lease remaining, balcony, allocated parking and communal gardens.



Council Tax Band: D



Rare to the market is this spectacular two bedroom located just off of the highly sought Sunset Avenue making it ideal for easy access to the forest Woodland and beyond. The property itself is located on the ground floor and offers spacious accommodation throughout with its entrance hallway, lounge-diner with a balcony and master bedroom with fitted wardrobes. There is a further double bedroom, fitted kitchen and large four-piece family bathroom.

This unique apartment has many features including private allocated parking, beautiful communal gardens, long lease remaining and is sold chain free.

Parkmore Close is widely known as one of Woodford's sought after developments and is nestled in the middle of Sunset Avenue and Sydney Road. This gives you direct access into the forest, whilst still being close to Woodford High Road amenities. Woodford Central Line station is only a short walk away and the property also benefits from having many restaurants on its doorstep, such as the Italian Bel Sit, Miller & Carter, Mezze and Prezzo. Being so close to all what Woodford can offer, whilst being so close to open green spaces and transport facilities really makes Parkmore Close, Sunset Avenue an attractive place to live.

### Property Information / Disclaimer

Share of Freehold

Lease Length: 980 years remaining approx.

Service Charge: £2,376 per annum approx.

Ground Rent: £5 per annum approx.

EPC Rating: C

Council Tax Band: D (Redbridge)

All the information provided about this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.