

## Directions

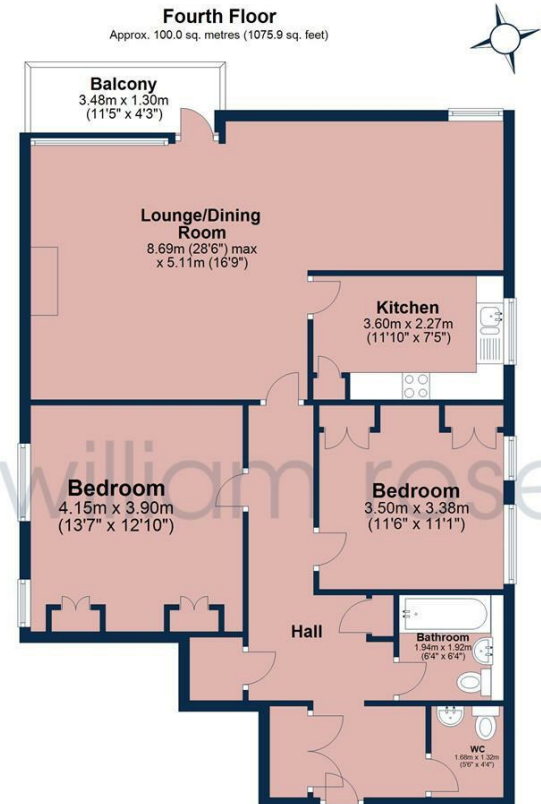
## Viewings

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

## EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 100.0 sq. metres (1075.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp

Spanbrook



17 Spanbrook High Road, Chigwell, IG7 6AR

Asking Price £500,000

- \*SOLD BY WILLIAM ROSE\*
- Fourth-floor Apartment
- Large private balcony facing away from main road
- Family bathroom and separate WC
- Sought-after Spanbrook development
- Two bedrooms
- Garage
- Separate fitted kitchen
- Lift access
- Close to amenities & station

## 17 Spanbrook High Road, Chigwell IG7 6AR

Situated within the highly sought-after development of Spanbrook in Chigwell, this well-presented two bedroom fourth-floor apartment offers bright and spacious accommodation and is available with no onward chain. Benefiting from lift access, a generous private balcony positioned away from the main road, well-maintained communal gardens and visitors' parking, the property is ideally suited to first-time buyers, downsizers or investors seeking convenience and comfort in a prime location.



Council Tax Band: E



The apartment comprises a welcoming entrance hall with useful storage, leading through to an impressive open lounge/dining room that provides excellent space for both relaxing and entertaining. Doors open directly onto a substantial private balcony overlooking the communal grounds, creating a peaceful outdoor seating area. The separate kitchen is conveniently located off the main living space. There are two well-proportioned double bedrooms accessed from the central hall, along with a family bathroom and a separate WC, offering a practical and well-balanced layout.

Spanbrook is a highly regarded residential development in Chigwell, known for its attractive setting and convenient access to local amenities. Chigwell Central Line station is within easy reach, providing direct connections into Stratford and the City, while nearby Brook Parade offers a selection of boutique shops, cafés and everyday conveniences. The area is particularly popular due to its excellent local schooling options and proximity to green open spaces including Epping Forest and several well-regarded golf courses. Chigwell remains one of Essex's most desirable locations, combining a village-style atmosphere with superb connectivity into London.

### Property Information / Disclaimer

LEASEHOLD

Lease Length: 126 years remaining

Service Charge: £2700 per annum

Ground Rent: £22.50 per annum

EPC Rating: D

Council Tax Band: E (Epping Forest)

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.