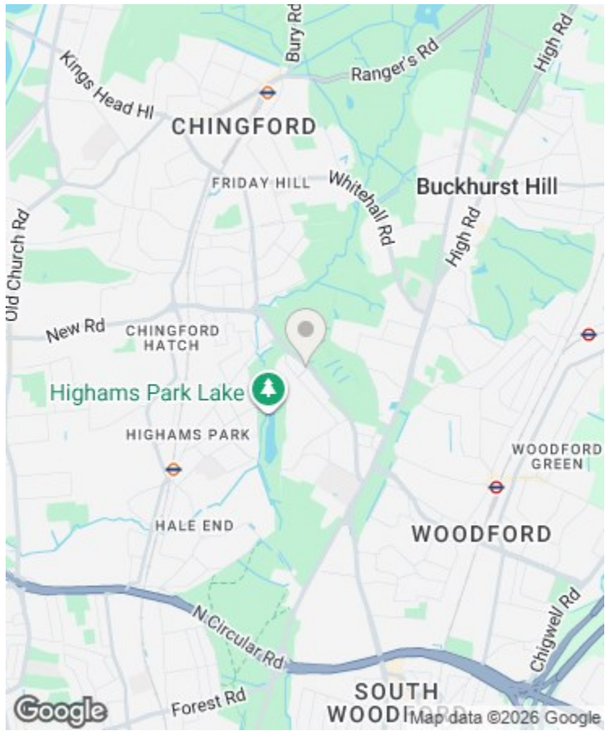
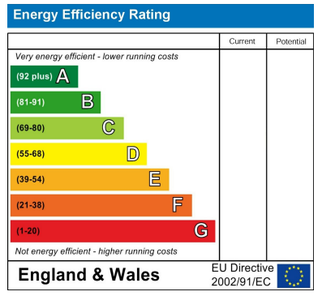


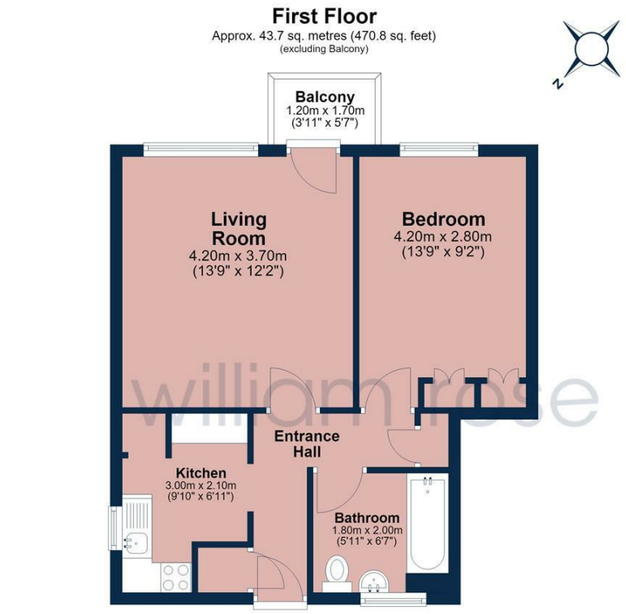
Directions

Viewings

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

EPC Rating





Total area: approx. 43.7 sq. metres (470.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison 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.

Montalt House

475 High Road, Woodford Green, Essex, IG8 0XE
02085042440
sales@william-rose.com
https://www.william-rose.com/

william rose

10 Montalt House 95 Montalt Road, Woodford Green, IG8 9TD

Asking Price £275,000

- First-floor apartment
- Private balcony
- Separate fitted kitchen
- Close to Local Amenities
- Share of Freehold
- One double bedroom
- Garage
- Well-maintained development
- Excellent Transport Links
- Well Presented Throughout

475 High Road, Woodford Green, Essex, IG8 0XE
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10 Montalt House 95 Montalt Road, Woodford Green IG8 9TD

Montalt House is ideally positioned in the sought-after area of Woodford Green, just a short distance from Woodford Central Line Station, providing direct access into Stratford, Liverpool Street and the West End. The area offers a fantastic selection of local shops, cafés, restaurants and supermarkets, together with excellent schools and the open green spaces of Epping Forest and Ray Lodge Park, making it a popular choice for both professionals and families.

1 1 1 Council Tax Band: C

Situated within a well-maintained development in the heart of Woodford Green, this bright and well-proportioned one-bedroom first-floor apartment presents an excellent opportunity for first-time buyers or downsizers. Benefitting from a private balcony, generous living accommodation, and a practical layout throughout, the property is ready to move straight into whilst still offering scope for personalisation.

The accommodation comprises a welcoming entrance hall with useful storage, leading into a spacious living room filled with natural light and offering direct access to a private balcony, perfect for enjoying your morning coffee or unwinding at the end of the day. The separate fitted kitchen provides ample cupboard and worktop space, whilst the generous double bedroom benefits from fitted wardrobes. Completing the accommodation is a well-appointed bathroom.

Conveniently located close to local amenities and transport links, this apartment offers comfortable living in a highly desirable location.

Property Information / Disclaimer

SHARE OF FREEHOLD
Lease Length: 953 years remaining
Service Charge: £2,076 per annum
Ground Rent: £0

EPC Rating: TBC
Council Tax Band: C

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. Some images may have been virtually staged and are for illustrative purposes only. These images may include added furniture and decorative elements that are not present in the property. Buyers are advised to rely on physical inspection for an accurate representation.