

Directions

Viewings

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

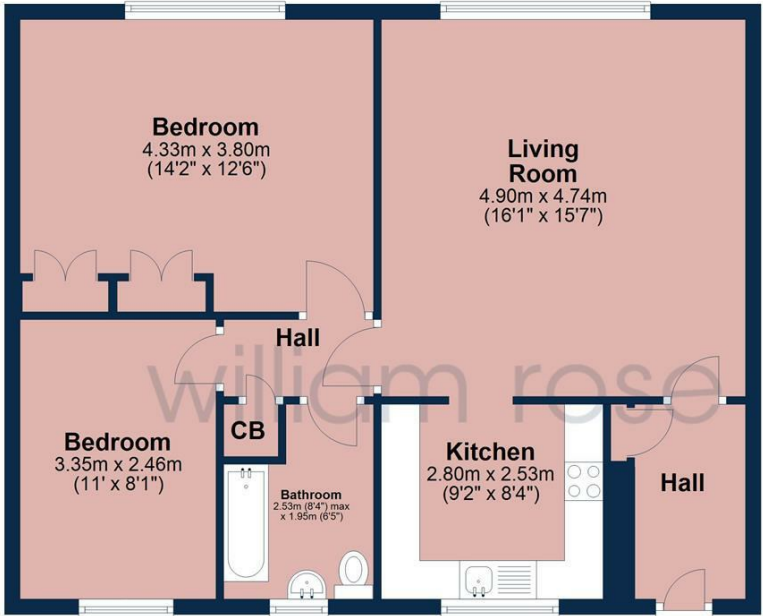
EPC Rating

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Second Floor

Approx. 63.8 sq. metres (686.9 sq. feet)



Total area: approx. 63.8 sq. metres (686.9 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.

Blenheim Court



17 Blenheim Court Horn Lane, Woodford Green, IG8 9AQ

£375,000

- Two bedroom apartment
- New modern bathroom
- Double bedrooms
- Close to popular schools
- Bright and spacious
- New fitted kitchen
- Popular location
- Newly fitted flooring
- Entry Phone System
- Close to Woodford station

17 Blenheim Court Horn Lane, Woodford Green IG8

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This two bedroom apartment is located in a popular tree-lined road and benefits from undergoing refurbishment throughout. The location is great with Woodford station and The Broadway shops only a short walk away along with there being green open spaces.



Council Tax Band: C



Set back off the Horn Lane is the ever popular 1960's built Blenheim Court, a sought after development. The apartment is located on the top floor and boasts panoramic views over the green to the front aspect, dual aspect and views to the rear.

This large two bedroom top floor apartment has been refurbished. Once inside you are met by a good sized hallway with storage which leads to a light and airy great sized lounge. The property has new flooring throughout along with a new fitted kitchen and new bathroom. The bedrooms are both good size doubles and the flat has ample storage.

Blenheim Court itself is a popular location with open green spaces such as Woodford Golf Course and Epping Forest close by, 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 many restaurants on its doorstep, such as the Italian Bel Sit, Miller & Carter, Mezze and Prezzo. Being so close to all that Woodford offers, whilst having the forest on its doorstep and good transport links, really makes Blenheim court an attractive place to live. There are also popular schooling close by.

Property Information / Disclaimer

Share of Freehold
Lease Length: 935 years remaining
Service Charge: £1,437.00 per annum
Ground Rent: £0 per annum

EPC Rating: D
Council Tax Band: C (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.