



Directions

Viewings

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

EPC Rating

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	83
(69-80) C			
(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	



Ground Floor
Approx. 68.3 sq. metres (735.7 sq. feet)



Total area: approx. 68.3 sq. metres (735.7 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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Parkmore Close



48 Parkmore Close, Woodford Green, IG8 0SL

Price Guide £375,000

- *SOLD BY WILLIAM ROSE*
- First Floor
- Private Balcony
- Large Family Bathroom
- Sought After Location
- Two Double Bedrooms
- Share of Freehold
- Modern Fitted Kitchen
- Ample Storage
- Allocated Parking

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Guide Price £375,000 - £400,000* Set within the highly regarded development of Parkmore Close, just off the ever-popular Sunset Avenue, this well-maintained two-bedroom first floor apartment offers an excellent opportunity to secure one of the best proportioned properties in its price range. The property is presented in excellent condition throughout and enjoys the added benefits of Share of Freehold, an allocated parking space, and a private balcony.



Council Tax Band: D



The accommodation comprises a welcoming hallway leading to a bright and spacious living room with direct access to the balcony, a separate modern kitchen, two generously sized double bedrooms, and a large family bathroom. Offering more space than typically found in similar properties, this apartment combines functionality with comfort, making it a perfect choice for first-time buyers, downsizers, or investors alike.

Parkmore Close is a highly sought-after development, quietly tucked away off Sunset Avenue. Residents enjoy a peaceful setting with beautifully maintained communal grounds, while still being within easy reach of local shops, restaurants, and amenities. Excellent transport links, including nearby rail and bus services, provide swift connections into London and surrounding areas, making it an ideal location for commuters. The area also benefits from proximity to green spaces, schools, and leisure facilities, ensuring a balanced lifestyle of convenience and tranquillity.

Property Information / Disclaimer

SHARE OF FREEHOLD

Lease Length: 952 years remaining

Service Charge: £1,576.76 per annum + £747 per annum sinking fund contribution

Ground Rent: £0 per annum

EPC Rating: B

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.