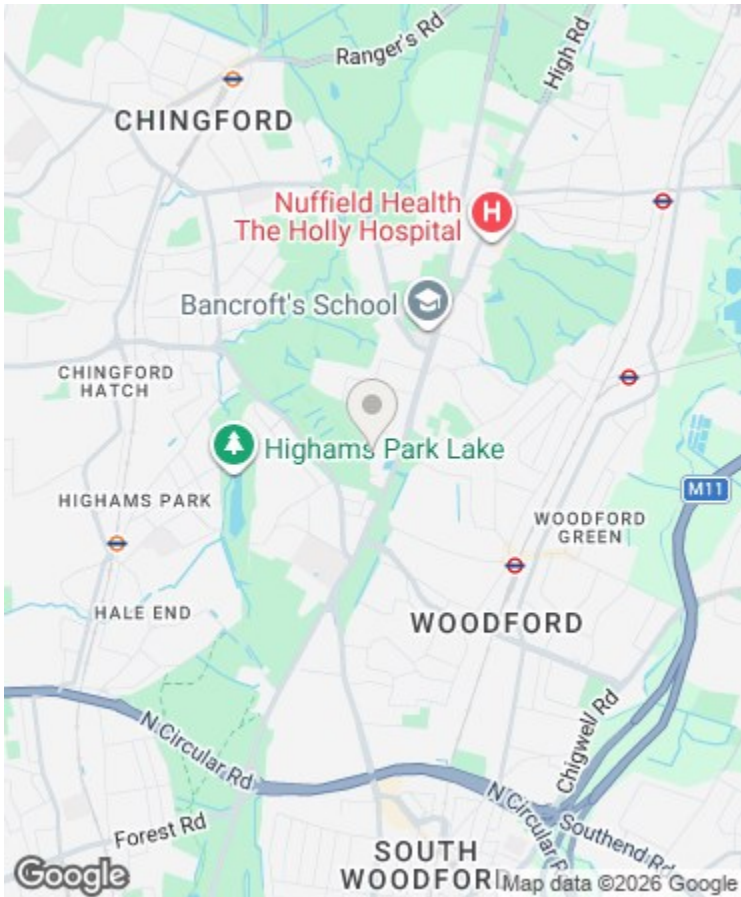




Directions

Viewings

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

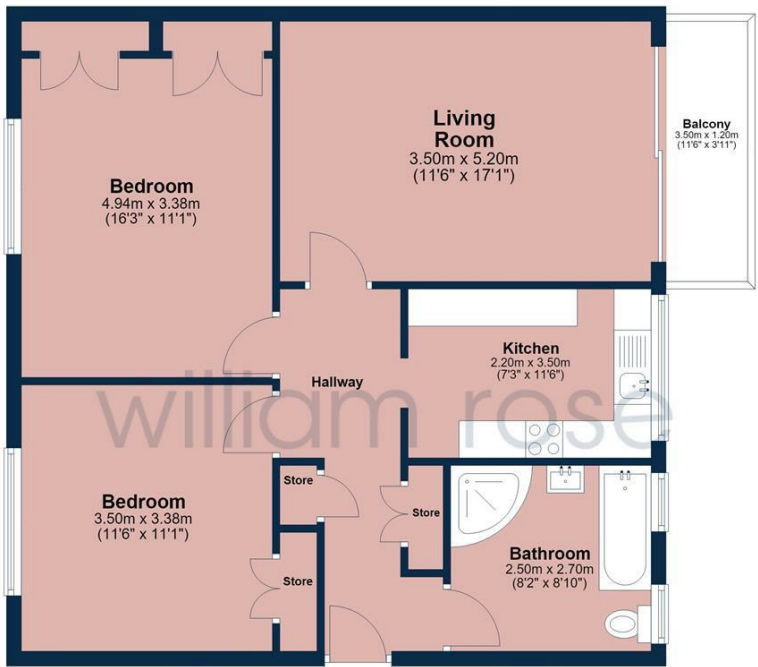
EPC Rating

C

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

First Floor

Approx. 73.4 sq. metres (789.8 sq. feet)
(excluding Balcony)



Total area: approx. 73.4 sq. metres (789.8 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.

Parkmore CI



22 Parkmore Close, Woodford Green, IG8 0SJ

Asking Price £400,000

- Two bedrooms
- Share of freehold
- Covered allocated parking space
- Modern fitted kitchen
- Sunset Avenue location
- First floor apartment
- Private balcony
- Security phone entrance
- Four-piece bathroom
- Walking distance to amenities

22 Parkmore Close, Woodford Green IG8 0SJ

Occupying a desirable first-floor position within the highly regarded Parkmore Close, just moments from the prestigious Sunset Avenue and the picturesque Woodford Golf Club, this beautifully presented two-bedroom apartment offers bright, spacious accommodation in one of Woodford Green's most sought-after developments. Benefiting from a Share of Freehold, a private balcony with far-reaching views across Woodford Golf Course and Epping Forest, an allocated covered parking space, and a secure phone entry system, the property is ideal for first-time buyers, professionals and downsizers alike. Well maintained throughout, the apartment enjoys peaceful leafy surroundings whilst remaining conveniently positioned for excellent transport links, local amenities and highly regarded schools.

 2

 1

 1

 C

Council Tax Band: D



Accessed via a well-maintained communal entrance with secure phone entry, the apartment opens into a spacious hallway offering an abundance of built-in storage, creating an immediate sense of practicality. The impressive dual-purpose living and dining room is flooded with natural light and provides ample space for both relaxing and entertaining, with sliding doors opening onto a private balcony enjoying elevated views across Woodford Golf Course and towards Epping Forest. Adjacent, the modern fitted kitchen has been thoughtfully designed with a comprehensive range of contemporary units, generous worktop space and attractive leafy outlooks.

The apartment offers two excellent double bedrooms, both generously proportioned with fitted storage and overlooking the beautifully maintained communal rear gardens, creating a peaceful and private setting. Completing the accommodation is a spacious contemporary family bathroom, finished with a modern white suite including both a separate shower enclosure and a full-sized bath.

Externally, residents enjoy beautifully maintained communal gardens together with the convenience of an allocated covered parking space, all within a peaceful residential setting that has long been regarded as one of Woodford Green's most desirable apartment developments.

Parkmore Close occupies an enviable position just off the prestigious Sunset Avenue, adjoining the picturesque surroundings of Woodford Golf Club and within easy reach of Epping Forest, offering miles of woodland walks and open green space. Woodford Underground Station (Central Line) is within comfortable reach, providing direct access into Stratford, Liverpool Street and the City, whilst the vibrant amenities of Woodford Green and South Woodford offer an excellent selection of cafés, restaurants, supermarkets and independent shops. Combining tranquil surroundings with outstanding connectivity, this highly regarded location continues to be one of the area's most desirable places to live.

Disclaimer
LEASEHOLD (Share of Freehold)

Lease Length: 95 years remaining
Service Charge: £2424 per annum
Ground Rent: £5 per annum

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. 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.