

## Directions

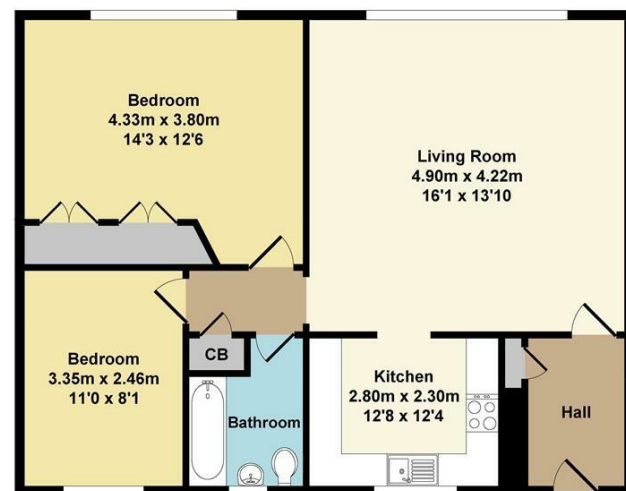
## Viewings

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	



Approx. Floor Area 67.60 Sq.M. (728 Sq.Ft.)

Total Approx. Floor Area 67.60 Sq.M. (728 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



17 Blenheim Court, 72 Horn Lane, Woodford Green, IG8 9AQ

Asking Price £375,000

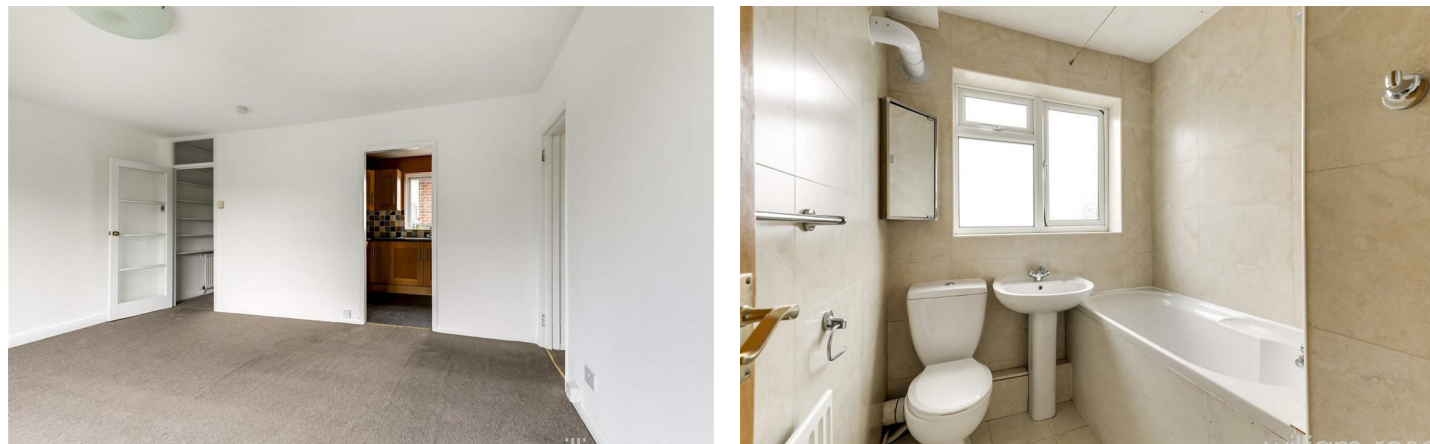
- \*SOLD BY WILLIAM ROSE\*
- Close to Woodford station
- Spacious Hallway with Storage
- Entry Phone System
- Share of freehold
- Guide Price £350,000 - £375,000
- Garage En Block
- Bright and spacious
- Green open spaces nearby
- Chain free

## 72 Horn Lane, Woodford Green IG8 9AQ

**\*SOLD BY WILLIAM ROSE\*** This two bedroom apartment is located in a popular treelined road and benefits from having garage en-bloc. 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



Guide Price £350,000 - £375,000

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 well maintained by its current owners. Once inside you are met by a good sized hallway with storage which leads to a light and airy great sized south facing lounge. The property is original parquet flooring under the carpets ready to be exposed. There is a fitted kitchen and a modern bathroom. The bedrooms are both good size doubles and the flat has ample storage. The property benefits include garage en-block and share of freehold meaning there is a very long lease.

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 door step, 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 door step and good transport links, really makes Blenheim court an attractive place to live. There are also popular schooling close by.

Share of Freehold (Leasehold)  
Lease Length: 936 Years Remaining approx.  
Service Charge: £1437 per annum.  
Ground Rent: £0 per annum

EPC Rating: D  
Council Tax Band: C (London Borough of 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.