

Directions

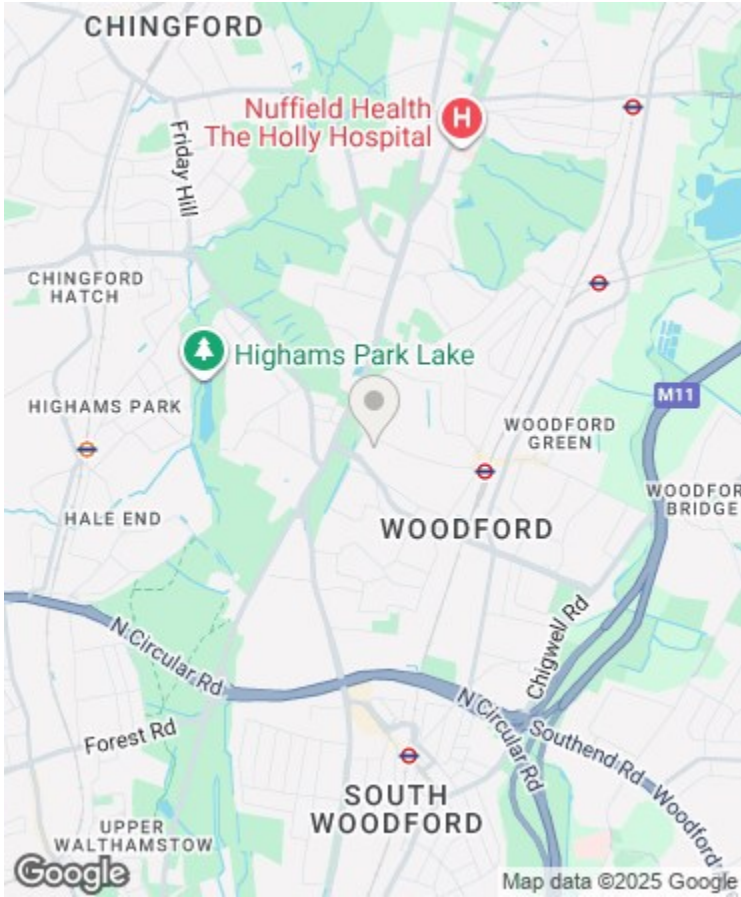
Viewings

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

EPC Rating

C

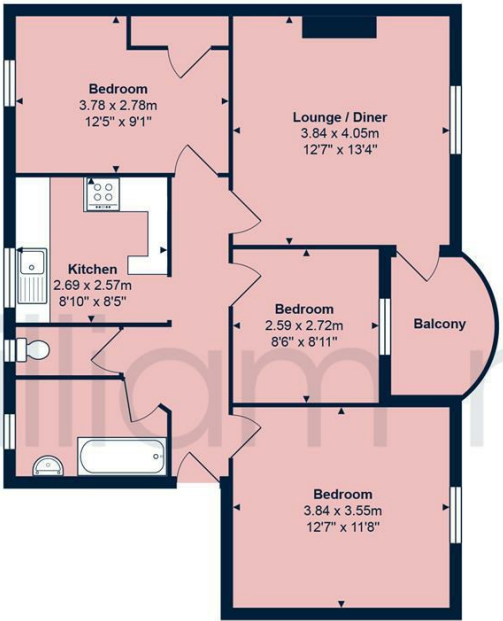
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



44 Broomhill Court Broomhill Road, Woodford Green, IG8 0BQ

Guide Price £375,000

- 3 bedroom apartment
- Balcony
- Communal gardens
- Good condition
- Enrty phone system
- Close to Woodford Station
- Storage
- short walk to High Road
- Communal parking
- Popular development



Apartment

Total Area: approx. 70.1 m<sup>2</sup> ... 754 ft<sup>2</sup> (excluding balcony)

THE FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT TO SCALE. Measurements and features are approximate and may differ from the actual property. Verify all details independently; no liability is accepted for errors or omissions.

Property marketing provided by www.fidomarketing.co.uk

# 44 Broomhill Court Broomhill Road, Woodford Green

Offering generous accommodation and a prime position, this well-kept 3 bedroom purpose-built apartment is an ideal choice for families or working professionals.

Guide Price £375,000 - £400,000

This generously sized three-bedroom first-floor apartment is ideally situated on a highly sought-after residential road. Forming part of a well-maintained development set back from Snake Lane West, the property offers spacious, bright and comfortable living throughout.

Upon entering, you are welcomed by a central hallway leading to three well-proportioned bedrooms, a contemporary bathroom, separate cloakroom, a bright lounge with access to a private balcony, and a large fitted kitchen. Additional features include a secure entry phone system, well-kept communal gardens, a storage cupboard, and residents' parking.

Conveniently located close to Woodford High Road, the property is just a short walk from Woodford Central Line station, perfect for commuters. A range of popular restaurants, including Bel Sit, Miller & Carter and Mezze, are right on the doorstep. With excellent transport links, local amenities, and nearby green spaces, this apartment offers an ideal combination of comfort and convenience.

Lease Length: 167 years remaining  
Service Charge: £1569 per annum  
Ground Rent : £10.00 per annum

EPC Rating: C  
Council Tax Band: (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.

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Council Tax Band: C

