



## Directions

## Viewings

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

## EPC Rating

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



Flat 18, Aurora Court 14A Sunset Avenue, Woodford Green, IG8 0SN

£600,000

• \*SOLD BY WILLIAM ROSE\*

# Flat 18, Aurora Court 14A Sunset Avenue, Woodford

From 100 pcm

This stunning two bedroom, two bathroom apartment with balcony is located in Aurora Court which is considered one of Woodford's most popular gated developments and is located opposite the forest and Woodford golf course.

Located on the ever popular Sunset Avenue in Aurora Court which is a secure gated development. The apartment is located on the second floor with access via a well presented modern communal entrance. Once inside you are meet by a generous sized hallway that leads to the lounge-dining area which has doors to a great sized balcony where you can enjoy morning coffee's or evening meals overlooking the peaceful setting and surroundings. There is a fitted kitchen, a master bedroom with an en-suite, a second bedroom and a modern shower room.

The property benefits include beautiful communal gardens, gated underground parking and lift access.

Aurora Court itself is on Sunset Avenue which gives you access straight onto the forest, whilst still being so close to Woodford High Road amenities. Woodford Central Line station is only a short walk away and the property also benefits from having many restaurants on its door step, such as the Italian Bel Sit, Miller & Carter, Mezze . Being so close to all what Woodford offers, whilst being so close to open green spaces and transport facilities really makes Aurora Court in Sunset Avenue an attractive place to live.



Council Tax Band: F



william rose