



Vicarage Court, Vicarage Road, Woodford Green

Offers In Excess Of £325,000 Leasehold

- Ground floor apartment
- Modern kitchen
- Views over allotments
- Easy access to the M11 and A406
- Three bedrooms
- Private balcony
- Quiet cul-de-sac location
- Chain free

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Boasting a spacious balcony overlooking allotments, Petty Son & Prestwich are delighted to offer this three bedroom, ground floor apartment.



Council Tax Band: C



Positioned in a quiet cul-de-sac, surrounded edged by South Woodford Cricket ground and overlooking allotments, enjoys a peaceful setting but with easy access to the M11 and A406.

This generously proportioned apartment enjoys 713 square feet of living space, incorporating three bedrooms, bathroom with white suite and window for adequate ventilation, separate, modern kitchen and generous lounge leading to a private balcony.

The property is offered with no onward chain – ideal for those looking for a quick move.

Lease Information: 125 years from 30th January 1984 (84 years remain at the point of instruction)
Service Charge: £1227 per annum (Reviewed annually)
Ground Rent: £10 per annum
EPC Rating: E52
Council Tax Band: C

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £5.00 per person.

Reception Room
13'9" x 11'10"

Kitchen
9'7" x 8'10"

Bedroom
13'9" x 9'9"

Bedroom
11'6" x 10'6"

Bedroom
11'9" x 6'7"