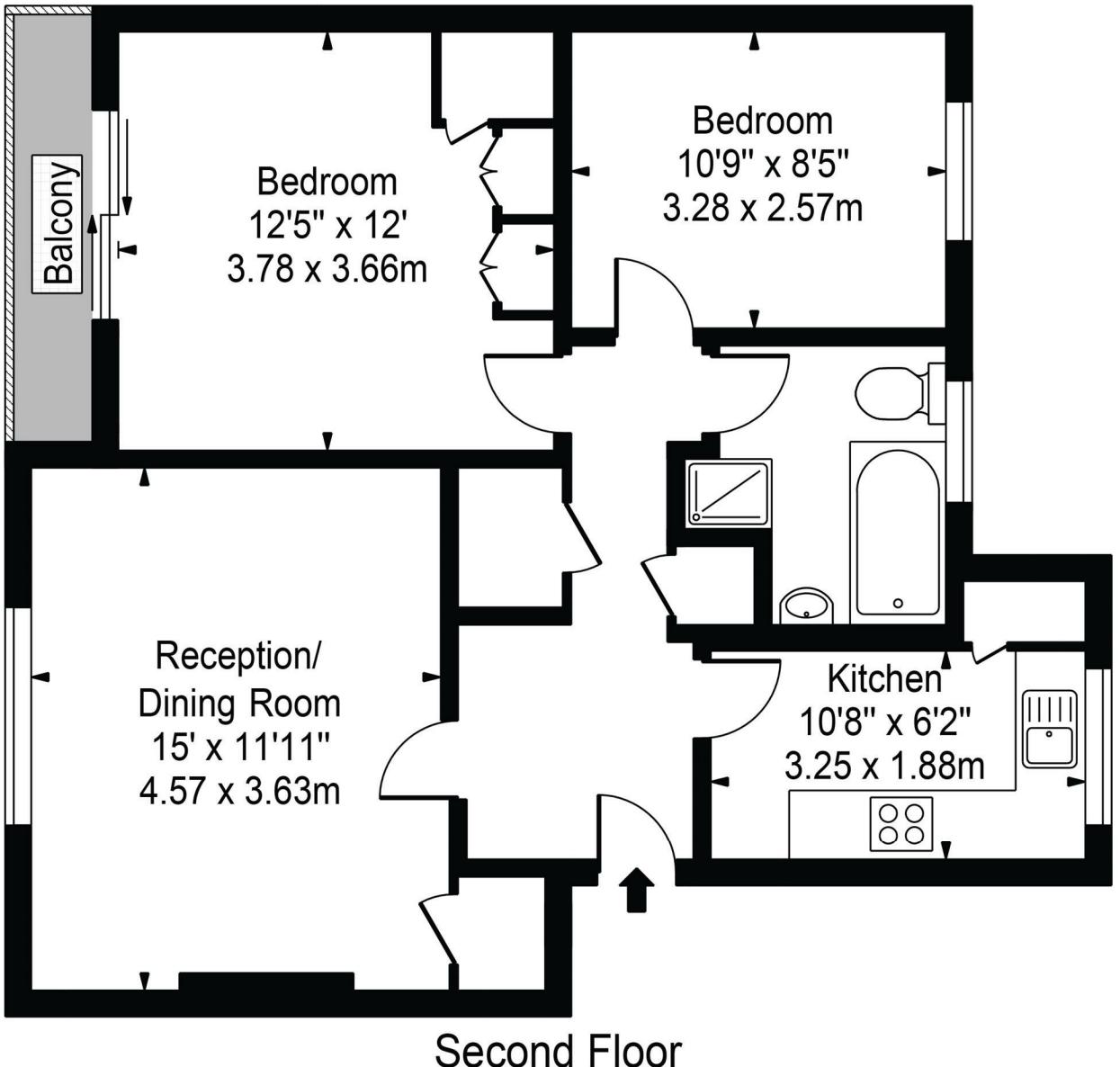


Malford Court

Approx. Gross Internal Area 680 Sq Ft - 63.17 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Malford Court, The Drive, South Woodford

Offers In Excess Of £390,000 Leasehold

- Two bedroom apartment
- Sought after location
- Spacious bathroom
- Second floor
- Balcony
- 0.4 miles to South Woodford Station

Malford Court, The Drive, South Woodford

Set within the sought-after, wonderfully quiet and leafy residential development of Malford Court, one of the area's most desirable pockets, Petty Son & Prestwich are pleased to offer for sale this spacious two-double-bedroom second-floor apartment.



Council Tax Band: C

Presented with crisp white walls throughout, the property features a generous living/dining room, a well-appointed fitted kitchen and a sizeable bathroom complete with both a separate shower and bathtub. Both bedrooms are well-proportioned doubles, with the principal bedroom benefitting from fitted wardrobes and direct access to a large private balcony overlooking the beautifully maintained communal gardens. Practicality is a key feature of this home, with excellent storage including two hallway cupboards and an additional built-in cupboard in the lounge.

Malford Court is exceptionally well positioned for convenient living. South Woodford Underground Station lies just 0.4 miles away, with Snaresbrook Underground Station only 0.8 miles. The vibrant George Lane offering cafés, bars, shops and everyday amenities is just 0.3 miles from the development. Residents also enjoy walking access to the ever-popular Epping Forest, perfect for weekend strolls, cycling and time outdoors.

Lease Information: 999 years from 11th February 2019 (991 years currently remain)

Service Charge: £3000

Ground Rent: £20

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/Dining Room

14'12" x 11'11"

Kitchen

10'8" x 6'2"

Bedroom

12'5" x 12'

Bedroom

10'9" x 8'5"

