



New Jubilee Court, Grange Avenue, Woodford Green

£240,000 Leasehold

- Retirement apartment for residents aged 55 and above
- Second floor
- Private balcony with views across a large green
- Modern shower room with fold down chair for assisted bathing
- Excellent communal facilities include residents lounge, laundry, guest facilities, conservatory, hobby room & kitchen
- Two double bedrooms
- Lift and stair access
- Huge storage cupboard
- Whole site accessible by wheelchair
- Frequent social activities

***SOLD BY PETTY SON & PRESTWICH* Located in the heart of Woodford Green, this spacious two double bedroom retirement apartment is set within the highly regarded Jubilee Court development.**

Positioned on the second floor and accessible by lift, the property offers a peaceful and secure living environment for those seeking independent living with the benefit of a welcoming community atmosphere.

The apartment itself is well laid out, featuring a bright and generous lounge/diner that opens onto a large private balcony. This outdoor space enjoys a tranquil outlook over the forest and is large enough to comfortably accommodate a table and chairs, ideal for morning coffee or quiet afternoons in the sun. The kitchen is separate and provides ample storage and workspace. There are two good-sized double bedrooms. The shower room includes a large walk-in shower for easy access, making it both practical and modern.

Jubilee Court offers a wealth of communal facilities for residents to enjoy. These include two beautifully maintained lounges, one of which has a conservatory, an immaculately kept communal garden, a guest suite for visiting family and friends, and a laundry room. Regular social events and organised day trips help foster a strong sense of community among residents.

The development also benefits from a Development Manager, CCTV, and a 24-hour Appello emergency call system, ensuring peace of mind and added security. There is also residents' communal parking available.

Grange Avenue is a quiet, residential street that offers excellent transport links, with Woodford Central Line station nearby and easy access to the M11, M25 and A406. A wide range of local shops and amenities, as well as nearby green spaces, make this location especially convenient.

This property is offered chain free and presents an excellent opportunity for those looking to downsize or enjoy a low-maintenance lifestyle in a desirable, well-connected location.

Lease Information: 125 years from 1st May 1988 (87 years currently remain)

Service Charge: £4280 per annum (reviewed annually)

Ground Rent: £664.66

EPC Rating: C76

Council Tax Band: E

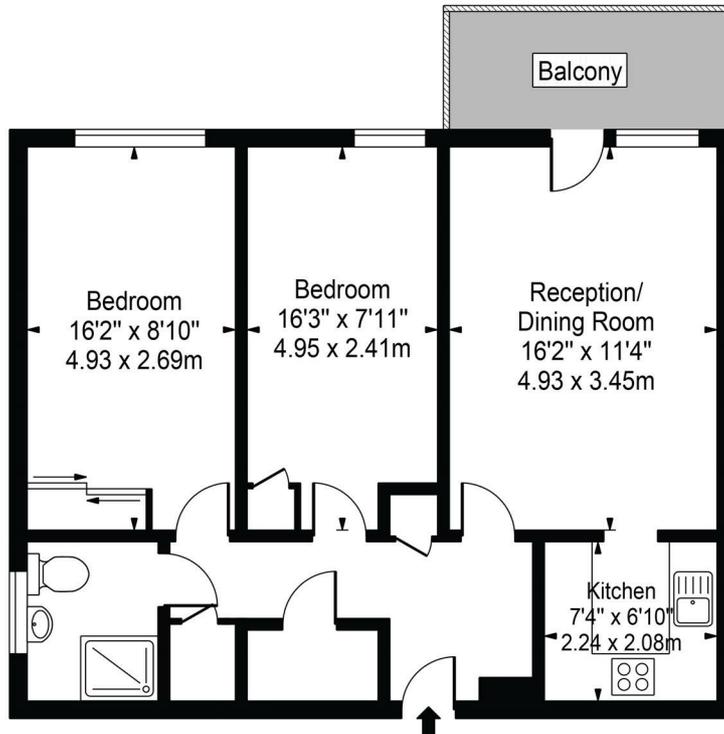
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

Reception Room

16'2" x 11'4"

New Jubilee Court

Approx. Gross Internal Area 682 Sq Ft - 63.36 Sq M



Second Floor

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.