

£310,000 Leasehold

Tylnsey Close, Chigwell, London IG7 4EH



- Second (Top) Floor
- Kitchen is Separate from Reception
- Stylish and Spacious Shower Room
- South/South-East-Facing Balcony
- Approx. 702 Sqft Gross Internal Area
- Two Good-Sized Double Bedrooms
- Double Glazing and Gas Central Heating
- Allocated Parking Space

GENERAL DESCRIPTION

This well-proportioned and smartly-presented flat is on the second (top) floor of a modern development. The dual-aspect reception opens onto a south/south-east balcony, the elevation affording a view over the neighbouring housing. There is a spacious kitchen, a stylish shower room and the bedrooms are similar-sized doubles. Well insulated walls and roof, double glazing and gas central heating make for a good energy-efficiency rating. The flat comes with use of an allocated parking space plus Grange Hill Station (Central Line) is only a short walk away and a bus stop is right outside the development for local services. Recreational spaces such as Hainault Forest and Fairlop Waters Country Park and a pre-school and primary school are also within easy reach.

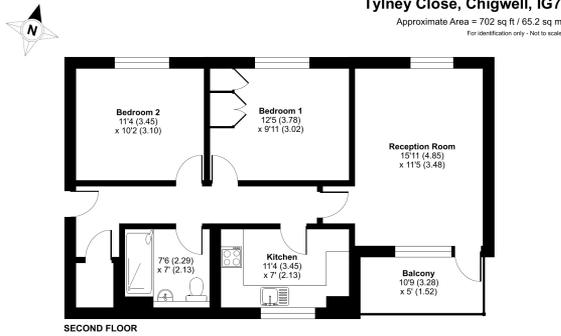
Tenure: Leasehold (125 years from 25/07/2025).

Service Charge: £153.84 per month (subject to annual review).

Council Tax: Band C, London Borough of Redbridge.

Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).



1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, November 2018 (International Property Measurement Standards (IPMS) Residential). Produced for Urban Moves. REF: 1241474 ©Urbanmoves 2023

DIMENSIONS

SECOND FLOOR

Entrance Hallway

Bedroom 2
11' 4" x 10' 2" (3.45m x 3.10m)

Bedroom 1
12' 5" x 9' 11" (3.78m x 3.02m)

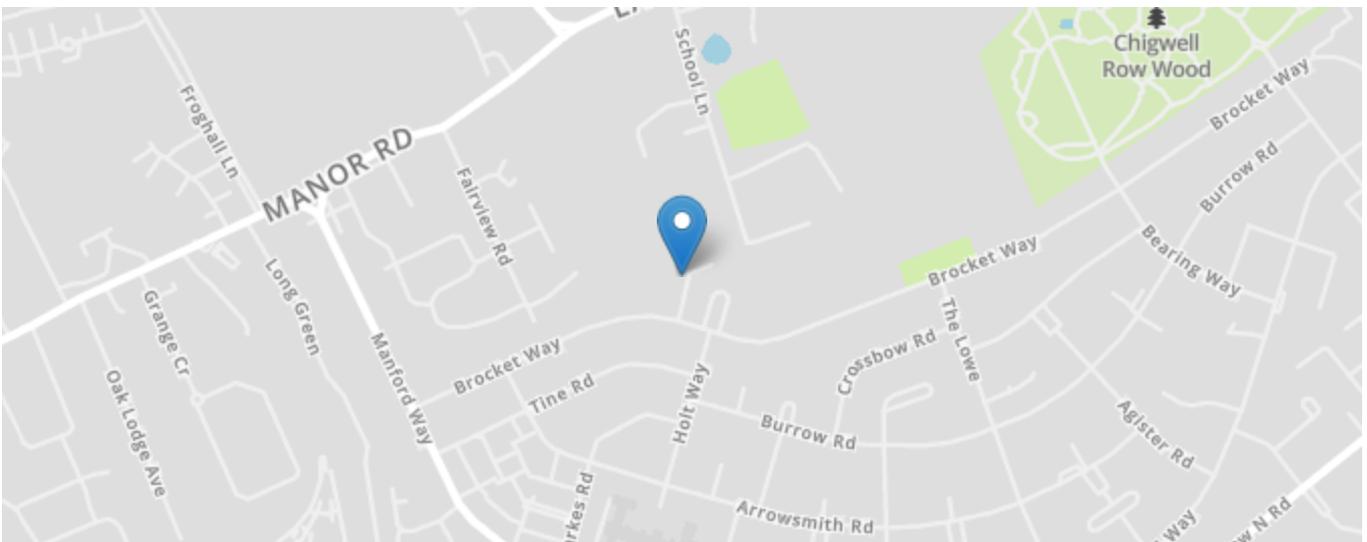
Reception Room
15' 11" x 11' 5" (4.85m x 3.48m)

Balcony
10' 9" x 5' 0" (3.28m x 1.52m)

Kitchen
11' 4" x 7' 0" (3.45m x 2.13m)

Shower Room
7' 6" max. x 7' 0" max. (2.29m x 2.13m)

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



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.