

KINGS HEAD HILL,
CHINGFORD

Farr O'Neil
RESIDENTIAL ESTATE AGENTS



Modern retirement flat | Ground floor with direct access to gardens | Modern fitted kitchen | Contemporary shower room | Double bedroom with fitted wardrobes | Resident's lounge | On-Site house manager | Gated parking area | Excellent location for transport and shops | EPC rating *tbc* / Council Tax band C

Guide Price
£105,000



A one bedroom ground floor retirement apartment for the over 60's which is situated in this ever popular McCarthy & Stone Development. The apartment has been upgraded in recent times with a modern kitchen and shower room, and this private development offers a residents' lounge, house manager, lift service, launderette and delightful communal gardens.

Location

Homebush House is situated on Kings Head Hill in North Chingford, and is well placed for access to the shops, cafes and restaurants on Station Road. Bus routes are close by, and mainline trains run from Chingford Station, and with Epping Forest close by there are plenty of walks on your doorstep.

Interior

This ground floor apartment offers an entrance hall, leading to a spacious lounge / dining room with a door opening to the communal gardens, a modern fitted kitchen, bedroom with fitted wardrobes and a stylish shower room.

Exterior

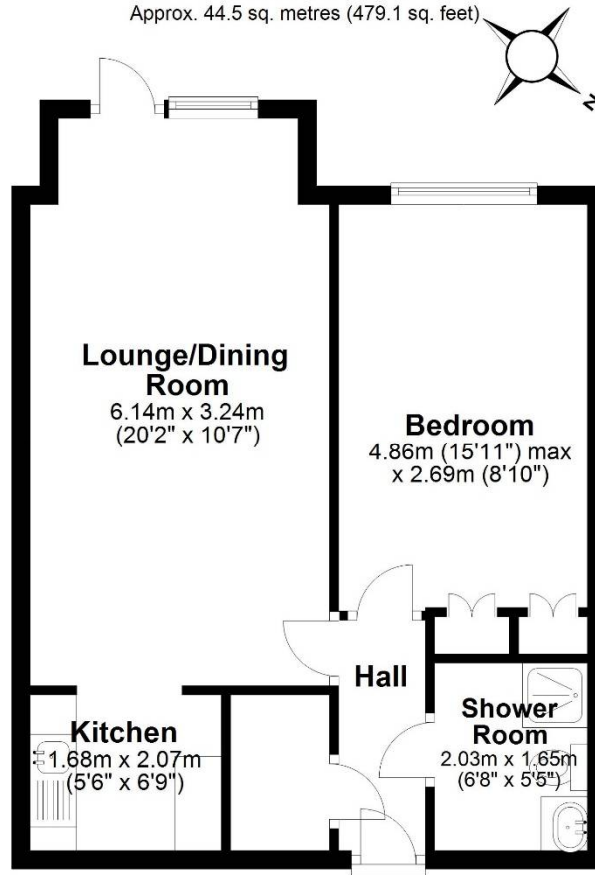
Homebush House is set within delightful communal grounds with gardens and an extensive patio and there is a residents' parking area.

Agent's note

We are told by the vendor that the lease on the flat is 99 years from 1983 (so 60 years remaining as of May 2023), and there is an annual ground rent payable of £442. We are presently waiting on confirmation of the service charge from the seller.

Ground Floor

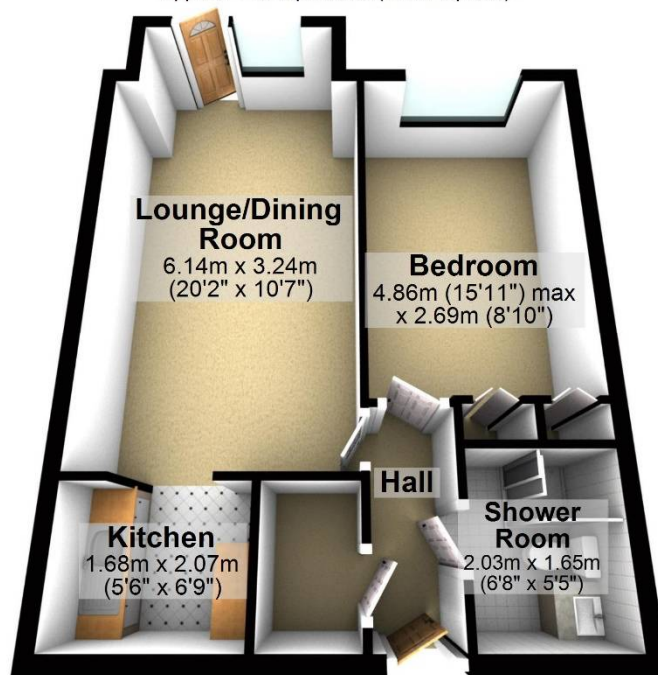
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Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.
Details Prepared on 18th May, 2023