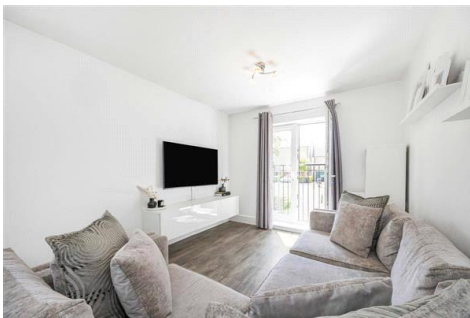




LUPINE HOUSE, OAKLANDS HAMLETS, CHIGWELL, IG7

£325,000 Leasehold

Two Bedroom Apartment | Secure Gated Parking Space |
Parkland Development | First Floor | Immaculately Presented |
Open Plan Reception Room | Juliette Balcony | Modern Fitted
Kitchen | Two Bathrooms (One En-Suite) | Long Lease |
Adjacent To Hainault Forest & Golf Course

- First floor
- Immaculately presented
- Juliette balcony
- Two bathrooms
- Two bedrooms
- Countryside setting

Nestled within the peaceful and picturesque Oakland Hamlets development, this beautifully presented first-floor apartment offers the perfect balance of modern living and countryside charm.

Accommodation comprises entrance hall with video entry phone system, a bright and spacious open plan reception area, complete with a Juliette balcony that welcomes in natural light and provides serene views. The modern kitchen is fully fitted with built-in appliances and a range of base and wall units.

The property features two generous double bedrooms, including a master suite with a contemporary en-suite shower room, as well as a well-appointed family bathroom.

There is also a secure, gated parking space included with the property.

Oaklands Hamlet is a highly sought after development and is set amid 25 acres of open space. Residents here benefit from the countryside setting with the use of stunning communal grounds, which includes a children's playground, as well as accessing great local amenities and transport links all within a short drive away.

Council Tax Band: C

Tenure: Leasehold (244 years)

Ground Rent: £325 per year

Service Charge: £2,768 per year

Parking options: Residents

The information provided about this property are set out as a general outline for guidance and do not represent or form part of an offer or contract, nor may it be regarded as representations.

Whilst Alter&Cope uses reasonable endeavours to ensure that the information provided is materially correct, some of the information is provided from third parties and has not been verified by us. All interested parties should not rely on this information as a statement or representation of fact, but must verify accuracy themselves by their own inspection, searches, enquiries, surveys or otherwise as to the accuracy and completeness.

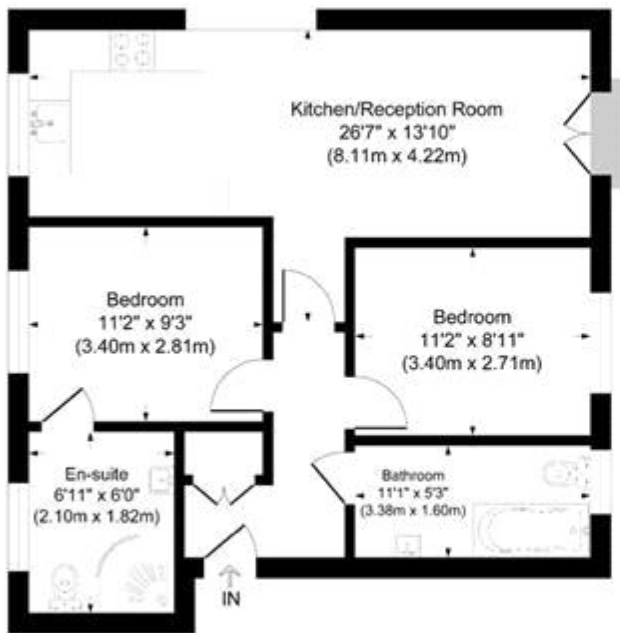
Your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents.

The tenure/lease, service charge and ground rent information are subject to change, and the information we have supplied was provided by the seller at the time of instruction.

Alter&Cope have not tested any appliances, fixtures and fittings or services. All dimensions noted on the floor plan are approximate and quoted for guidance only and their accuracy cannot be confirmed.



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£325,000 Leasehold



First Floor



Lupine House Periwinkle Gardens

Approximate Gross Internal Area
Total = 63.5 sq m / 684 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	84	84
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.