



THE BOWLS, CHIGWELL, IG7

£475,000 Leasehold

Two Bedroom Apartment | First Floor | 1252 Sq Ft (approx) |
No Onward Chain | Private Balcony | Reception Room With
Separate Dining Area | Separate Fitted Kitchen | Two
Bathrooms | Ample Storage | Garage | Parking (Not Allocated)
| Gated Development | Communal Gardens

SSTC

- First Floor
- Garage
- Long Lease
- No Onward Chain
- Parking
- Private Balcony
- Two Bathrooms
- Two Bedroom Apartment

A beautifully presented two bedroom apartment situated within the highly sought-after Bowls development in Chigwell.

The accommodation comprises a spacious living room with separate dining area and access to a private balcony. The modern fitted kitchen features a range of integrated appliances and ample storage. The property further benefits from two well-proportioned bedrooms, both with built-in wardrobes, a family bathroom and further shower room.

The apartment is presented in excellent decorative order throughout and benefits from secure entry, a garage, parking (not allocated) and well-maintained communal gardens.

Perfectly positioned within easy reach of Chigwell's popular Brook Parade, residents can enjoy an array of boutique shops, restaurants, cafés, and excellent local amenities.

Chigwell station & Grange Hill station (Central Line) are conveniently located nearby, providing direct access into the City and West End, while excellent road links offer easy connectivity across Essex and London.

This exceptional apartment presents a fantastic opportunity to acquire a modern home in one of Chigwell's most desirable residential locations. Early viewing is highly recommended.

Council Tax Band: F
Tenure: Leasehold (942 years)
Ground Rent: £1 per year
Service Charge: £6,197.24 per year
Parking options: Off Street

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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First Floor



The Bowls

Approximate Gross Internal Area
Total = 116.2 sq m / 1252 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
<i>Very energy efficient - lower running costs</i>			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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.			

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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/fitings 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.