

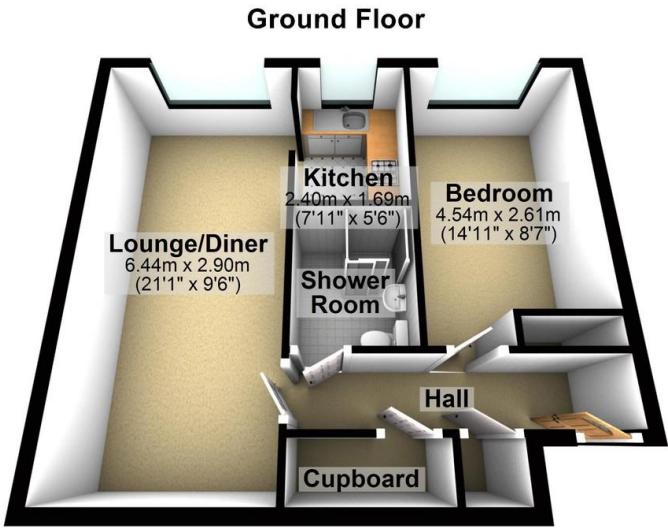


Winningales Court, Vienna Close
Clayhall IG5

Offers In Region Of
£140,000 Leasehold

Property Summary

****CHAIN FREE FLAT FOR OVER 60s**** Located in a quiet turning just off of Clayhall Avenue is this chain free, top floor, one bedroom retirement flat with security entryphone system and an on site warden. The block is conveniently situated for shopping facilities in Claybury Broadway and also boasts a fully refurbished communal lounge on the ground floor. Residents can also benefit from the stunning communal gardens. Contact Sovereign House today for further details and an appointment to view. Council Tax Band D. We are advised lease 90 years Service Charge £233 Per Month Ground Rent £200 Per Annum



Total area: approx. 46.3 sq. metres (498.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

- Top Floor Retirement Flat
- Over 60s Only, Lift To All Floors
- One Bedroom
- Fully Equipped Kitchen
- Communal Garden
- Fully Refurbished Communal Lounge
- On Site Warden
- Secure Entryphone System
- Close to Local Amenities
- Chain Free

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every

