



## 2 bed apartment to buy in IG7

Baywood Square, Chigwell, Essex, IG7 4AY

**£160,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Welcome to Baywood Square in the sought-after area of Chigwell! This charming property offers a fantastic opportunity for those looking to invest in a renovation project and good yield. With 1 reception room, 2 bedrooms, and 1 bathroom spread across 608 sq ft, this home provides a cozy and manageable space to make your own.

Situated in a desirable location, this property boasts a lease remaining for 84 years, making it an attractive option for those seeking a long-term investment. The EPC rating of C ensures that the property is energy efficient, saving you money on utility bills in the long run.

Priced accordingly for a renovation project, this home presents the perfect canvas for you to unleash your creativity and design flair. With the potential for a 7%-9% yield, this property not only offers a chance for personalization but also promises a lucrative return on investment.

Don't miss out on this opportunity to own a piece of Chigwell and turn this property into the home of your dreams. Contact us today to arrange a viewing and start envisioning the endless possibilities that this property holds for you!

Remaining lease of 83 years (renewable)

Ground rent £10 per annum

Service charge £2,016 (2025-2026)

Building Insurance £530.70

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 83

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £2,016.00

Price: Starting Bid £160,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Adaptions for accessibility: No

Restrictions: No

Required access: Yes

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Baywood Square, Chigwell, Essex, IG7 4AY

Contact your local branch today for more information on this property:

**10 Preston New Road, Blackburn, Lancashire, BB2 1AW, <http://www.crownstateagents.co.uk/>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

