



## 2 bed apartment to buy in IG7

Baywood Square, Chigwell, Essex, IG7 4AY

**£160,000** Starting Bid

 x 2  x 1  x 1

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               |
| Very energy efficient - lower running costs |         |                         |
| (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>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Baywood Square, Chigwell, Essex, IG7 4AY

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

**32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, [admin@kavanaghhayes.co.uk](mailto:admin@kavanaghhayes.co.uk), [www.kavanaghhayes.co.uk](http://www.kavanaghhayes.co.uk)**

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