



P R I M E R E S I D E N T I A L

P R E S E N T S

The Bowls, Chigwell



“The Bowls, Chigwell

Nestled in the charming area of Chigwell, The Bowls presents an exceptional opportunity to acquire a beautifully appointed ground floor apartment. This spacious residence, built in 1973, has been newly decorated throughout, offering a fresh and inviting atmosphere for its new owners.

The apartment boasts two well-proportioned bedrooms, including a master suite complete with an en suite bathroom and a built in wardrobes, ensuring ample storage and comfort. With a total of two bathrooms and a cloakroom, convenience is at the forefront of this home, making it ideal for families or those who enjoy hosting guests.

Lounge filled with natural light and a separate formal dining room, perfect for entertaining or quiet evenings at home. The large benefit's from integrated appliances and a breakfast bar.

One of the standout features of this property is the sizeable private wrap-around garden, which provides a tranquil outdoor space for relaxation and entertainment. The garden also benefits from rear access, enhancing its usability. Additionally, a dedicated home office area allows for a productive work-from-home environment, catering to the modern lifestyle.

Situated within a gated development, this apartment offers both security and peace of mind. The property comes with a double garage and communal parking, ensuring that you and your guests will always have a place to park..

With a share of the freehold and a long lease remaining of 961 years, this property is chain-free, allowing for a smooth and straightforward purchase process. The Bowls is not just a home; it is a lifestyle choice, combining comfort, convenience, and a touch of elegance in a sought-after location.

This is an opportunity not to be missed.

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The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.



An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

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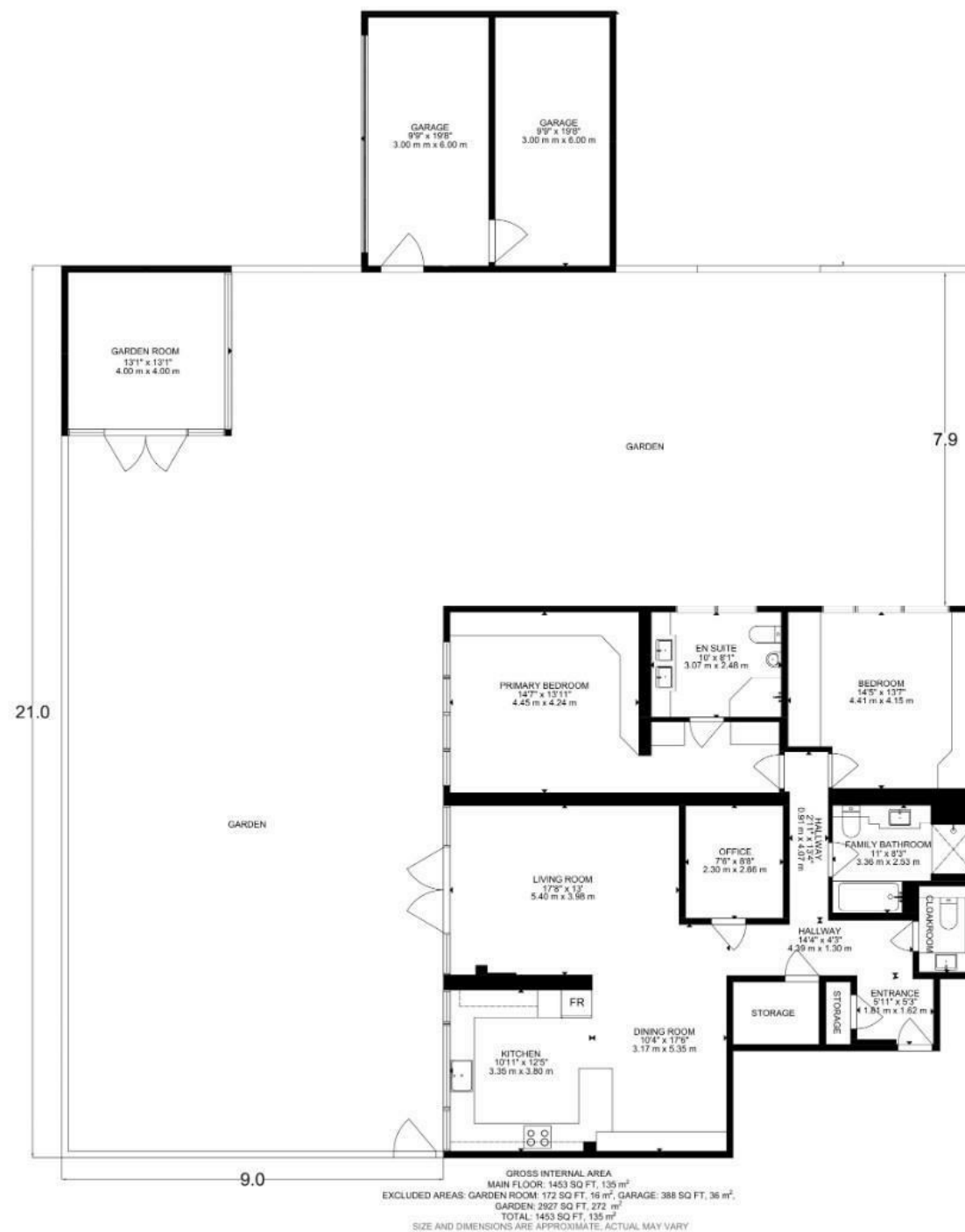
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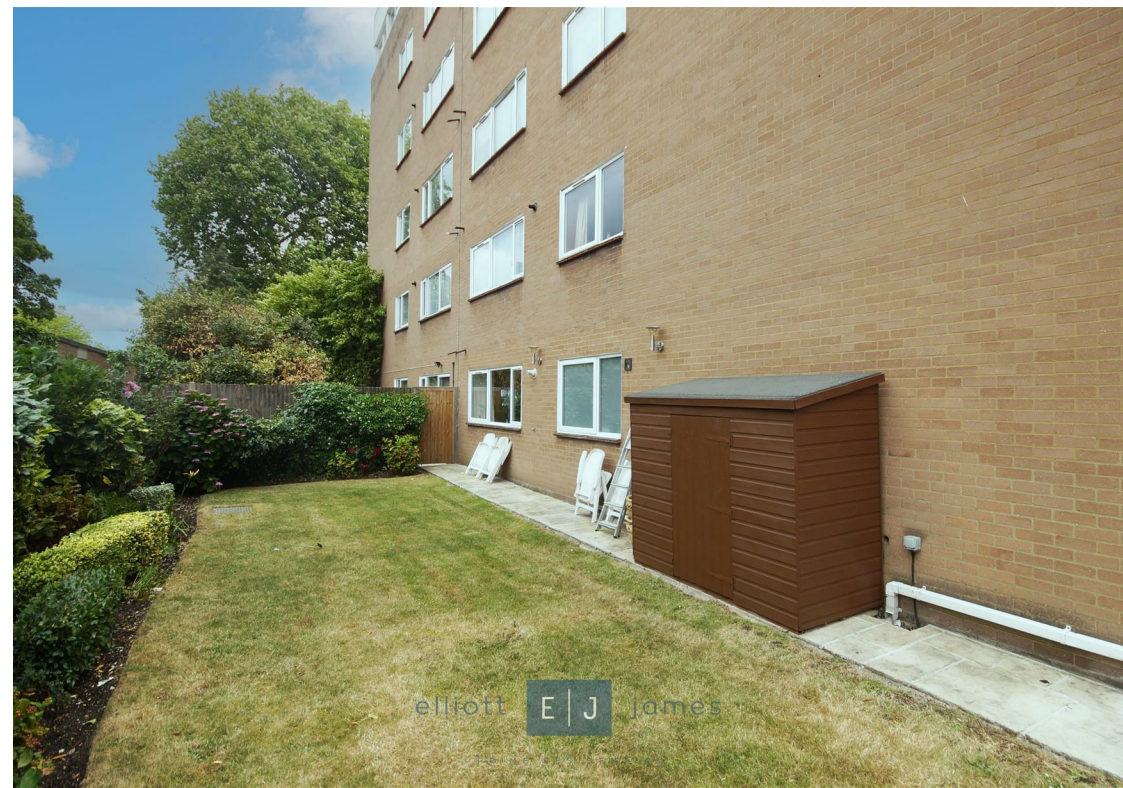
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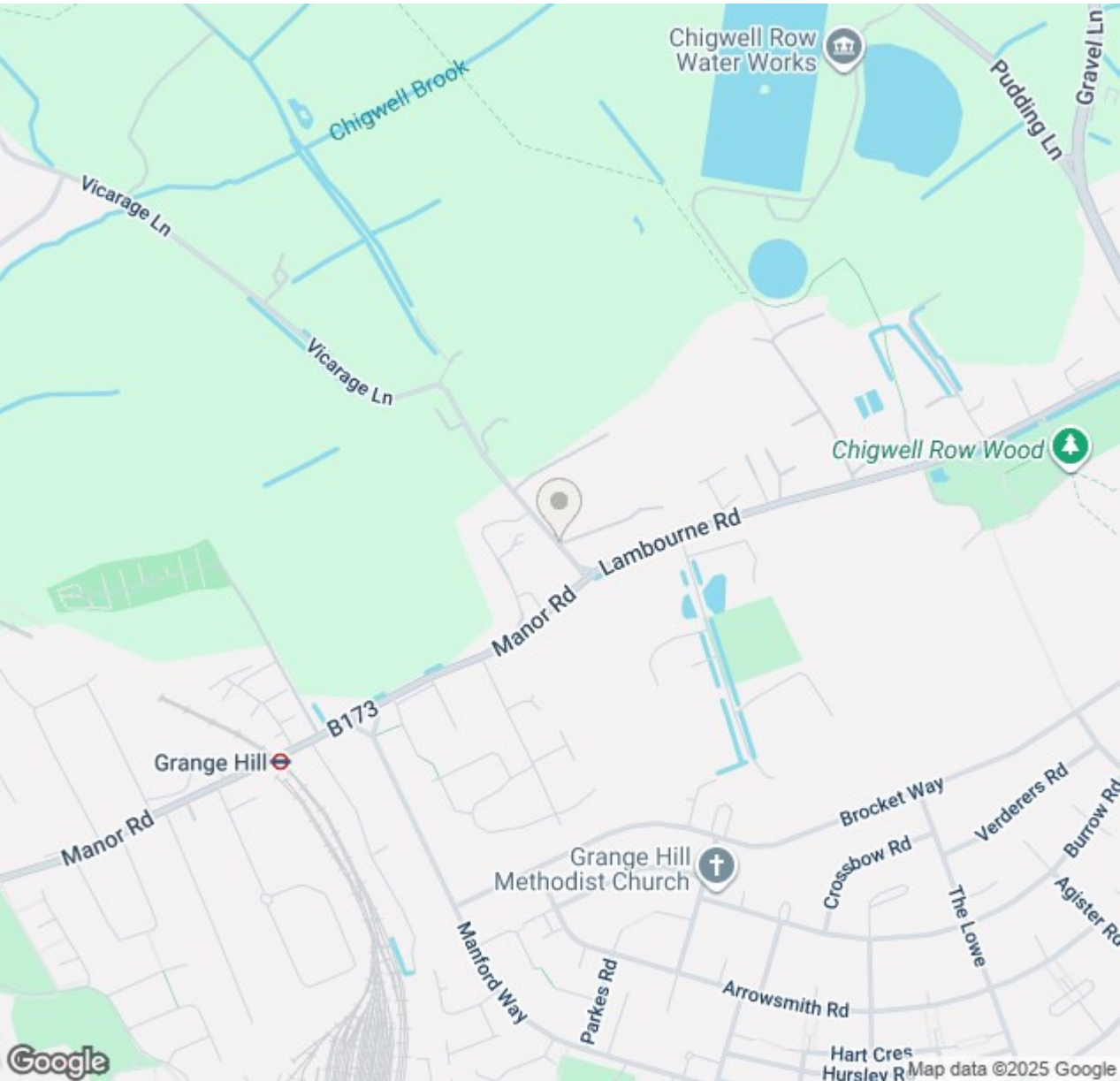
Sqft 2013.00 sq ft	Type Apartment - Garden	Style 1970s
Bedrooms 3	Receptions 1	Bathrooms 2
Tenure Leasehold - Share of Freehold	Local Authority Epping Forest	Tax Band F

PLANS





MAP & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	73	78
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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