



**Regency Court  
High Road  
London  
E18**

**Offers In Excess Of £375,000**

**bettermove**

# High Road London

Bettermove are proud to present this 2 bedroom flat in London, available with no forward chain.

This property benefits from double glazing, and electric heating throughout, with allocated parking available.

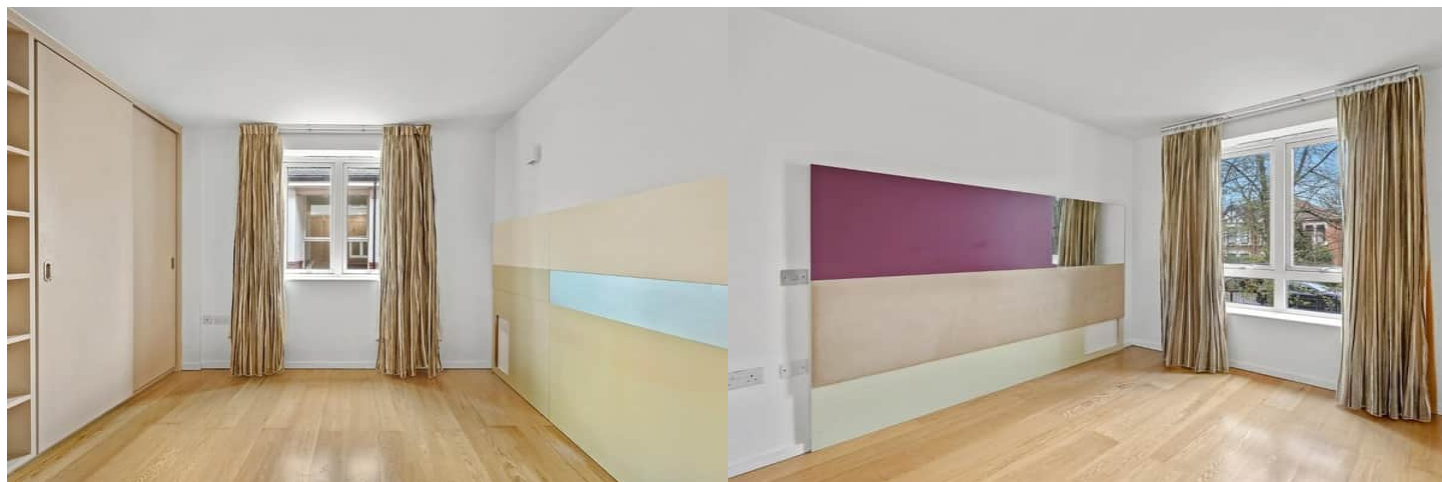
The council tax band is C.

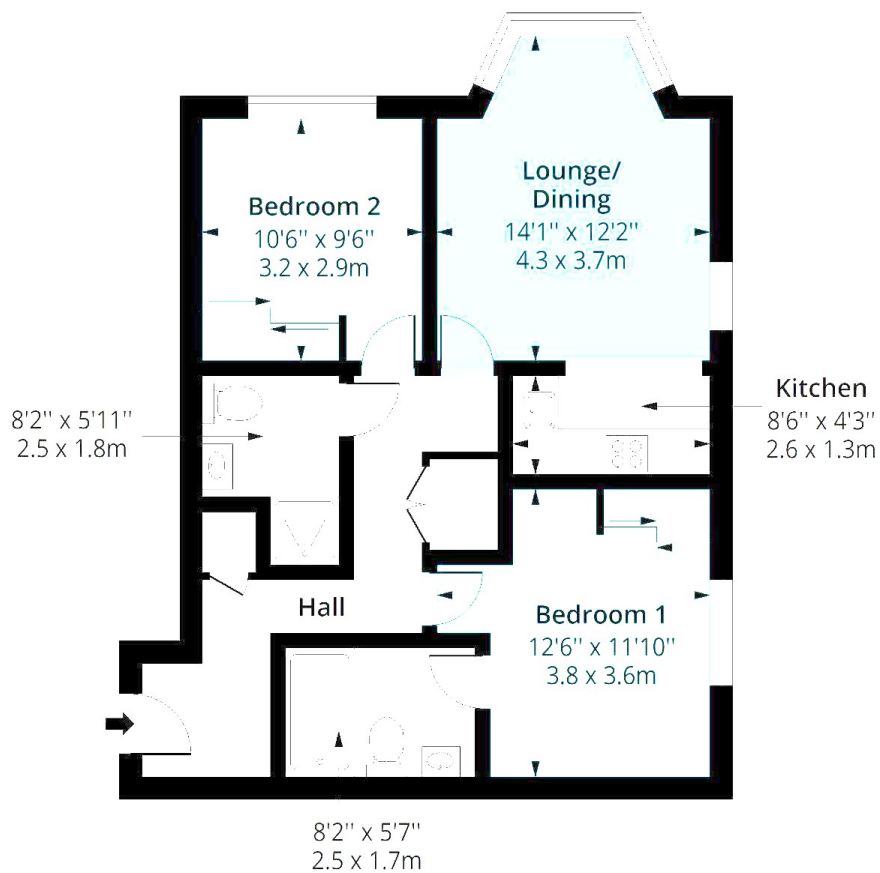
This is a leasehold property with 103 years remaining on the lease; the ground rent is £150.00 per annum, and the service charge is £3,000.00 per annum.

The interior of this property comprises a spacious living room/dining room, fitted kitchen, two bedrooms, with the master bedroom benefitting from a private en-suite, alongside the family bathroom. The exterior boasts communal gardens, perfect for enjoying the summer months.

Located in the popular London Borough of Redbridge, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from St James Street overground, a variety of bus routes, and quick access to the M11.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





## First Floor

Floor Area 663 Sq Ft - 61.59 Sq M

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (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 |                         |           |
|                                             | 76                      | 85        |
| England, Scotland & Wales                   |                         |           |
|                                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92+) <b>A</b>                                                  | 94                      | 95        |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|                                                                 |                         |           |
| England, Scotland & Wales                                       |                         |           |
|                                                                 | EU Directive 2002/91/EC |           |



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