



ONE BED GROUND FLOOR FLAT

OWN GARDEN

**POTENTIAL TO EXTEND SUBJECT TO
PLANNING PERMISSION**

NO ONWARD CHAIN

CLOSE TO LOCAL AMENITIES

**WALKING DISTANCE TO MANOR PARK CROSS
RAIL STATION**



Asking Price £250,000

A rare opportunity to purchase a spacious one bedroom ground floor flat with potential to extend and a really good sized rear garden. The property benefits from good sized rooms and storage space.

The property is located close to local amenities, road and rail links. Manor Park cross rail station is only a ten minute walk away. Ilford Town Centre and Stratford Westfield are both easily accessible.

Lease Information

158 year lease, peppercorn rent, no service charge.

Hallway

Entrance via communal door to communal hallway. Hardwood door to flat. Cladding to walls, laminate flooring, two storage cupboards, access to WC, lean to and rest of the flat.

Lounge 18ft x 12ft 8in (5.4m x 3.9m)

Double glazed windows, coving to ceiling, laminate flooring, radiator.

Bedroom 10ft 9in x 13ft narrowing to 8ft 2in (3.3m x 3.96m narrowing to 2.5m)

Very good size double bedroom, Coving to ceiling, laminate flooring, double glazed window, radiator.

Kitchen 11ft 9in x 9ft 2in (3.6m x 2.78m)

Double glazed window, Coving to ceiling, part tiled walls, laminate flooring. Range of wall and base units with roll top worksurface. Single drainer sink with mixer tap, plumbing for washing machine, radiator.

Bathroom 8ft 9in x 5ft 3in (2.7m x 1.6m)

Obscure double glazed window, tiled walls, enclosed panel bath with mixer tap, wash hand basin with mixer tap, radiator.

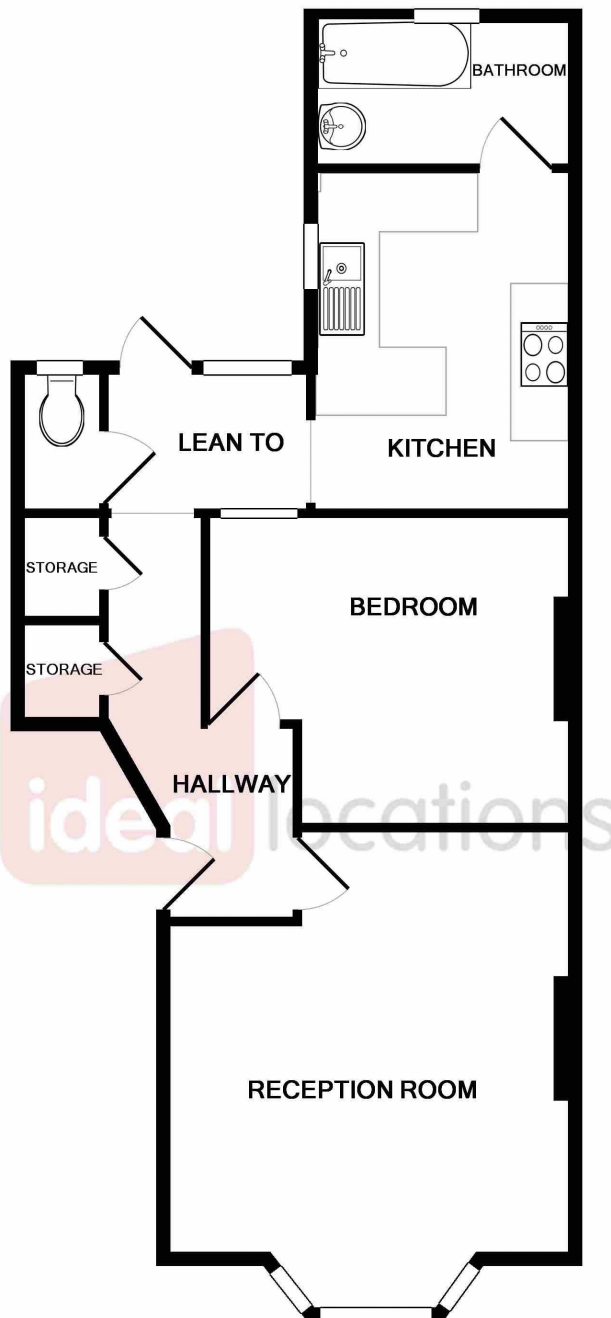
WC

Obscure double glazed window, low flush WC, laminate flooring. radiator.

Garden

Approximately 50ft in length offering great potential to extend subject to planning permission.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



TOTAL APPROX. FLOOR AREA 609 SQ.FT. (56.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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