

PAYNE & Co

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Argyle Road, ILFORD, IG1 3BG

Leasehold

£240,000



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Council Tax: Band B  
Redbridge

For sale is a one-bedroom flat, ideally located near public transport links, nearby schools, local amenities, Valentines Park, and Ilford's Elizabeth Line. This property is ideal for investors as it is currently rented. The flat is situated on the ground floor of the building. Despite needing some renovation, it still has a lot to offer. It consists of one reception room, fitted kitchen, a bedroom and a bathroom. The property also benefits from a private rear garden, where you can enjoy some outdoor space, and an allocated parking space, adding an extra layer of convenience. Please note that this property is in need of renovation, so it provides an excellent opportunity for someone looking to put their own stamp on a place and potentially increase its value. Don't miss out on this investment opportunity. The current lease is 125 years from 26 November 2012 (113 years remaining). The ground rent £125 PA and no service charges.

- One bedroom flat
- Close to Valentines Park
- Private rear garden
- Convenient public transport access

- Ground floor
- Allocated parking
- Ideal for investors
- In need of modernisation



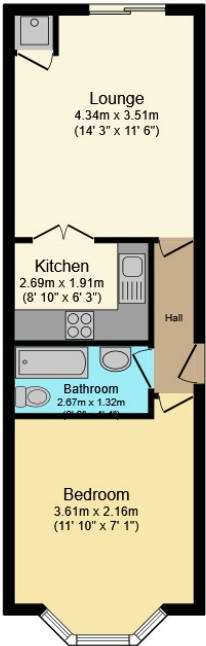


GROUND FLOOR

- Hallway
- Bedroom: 7' 1" x 11' 10" (2.16m x 3.61m)
- Bathroom/WC: 8' 9" x 4' 4" (2.67m x 1.32m)
- Kitchen: 8' 10" x 6' 3" (2.69m x 1.91m)
- Lounge: 11' 6" x 14' 3" (3.51m x 4.34m)

EXTERIOR

- Private Rear Garden
- Off Street Parking



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate, and floor plans are not to scale.
- As part of the service we offer, we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services, we will receive a referral fee. For full and detailed information please visit “terms and conditions” on our website.

