



Empress Avenue, ILFORD

STATION LOCATION!! Guide Price £250,000 - £275,000. This one bedroom, ground floor flat benefits from double glazing, gas central heating, large bedroom to the front, open plan lounge/kitchen, further reception currently being used as a bedroom, bathroom/WC and a private rear garden which is ideal for entertaining friends and family. The current lease is 125 years from 1st January 2018 and the ground rent is £500 per year. This property is perfectly located for Ilford town centre and mainline station with the Elizabeth Line transport links and would make an ideal first time buy or investment. Priced to sell so please call our sales team for an appointment to view.

Guide Price £250,000

- ONE BEDROOM
- GROUND FLOOR FLAT
- 45' REAR GARDEN
- LEASEHOLD
- COUNCIL TAX - BAND B
- AWAITING EPC

GROUND FLOOR

ENTRANCE

Via communal door to communal hall, own front door to entrance hallway.

L-SHAPED LOUNGE/KITCHEN

9' 4" x 14' 8" (2.84m x 4.47m) x 5' 10" x 8' 10" (1.78m x 2.69m)

Laminate flooring, single radiator, range of eye and base units with rolled edge worktops, electric oven, gas hob, stainless steel splashback, extractor hood, stainless steel sink with single drainer and mixer tap, power points, under counter lighting, double glazed double doors to garden.



RECEPTION TWO

8' x 8' 4" (2.44m x 2.54m)

Currently being used as a bedroom.

Double glazed casement window to kitchen, laminate flooring, single radiator, halogen spotlights to ceiling.



BEDROOM

12' maximum x 16' 1" maximum, to bay (3.66m x 4.90m)

Double glazed square bay window to front, double radiator, power points.



BATHROOM/WC

Tiled floor, part tiled walls, towel radiator, back to wall WC with douche attachment, vanity sink unit with mixer tap, panelled bath with mixer tap, extractor fan.



EXTERIOR

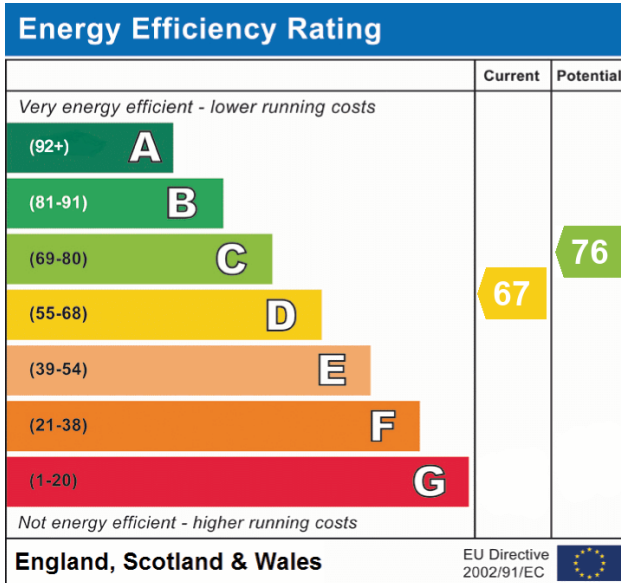
REAR GARDEN

Approximately 45' with paved patio area, steps down to brick patio.



AGENTS NOTE

Our established contacts mean that we are able to recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £300 from the company we recommend.



What's Next?

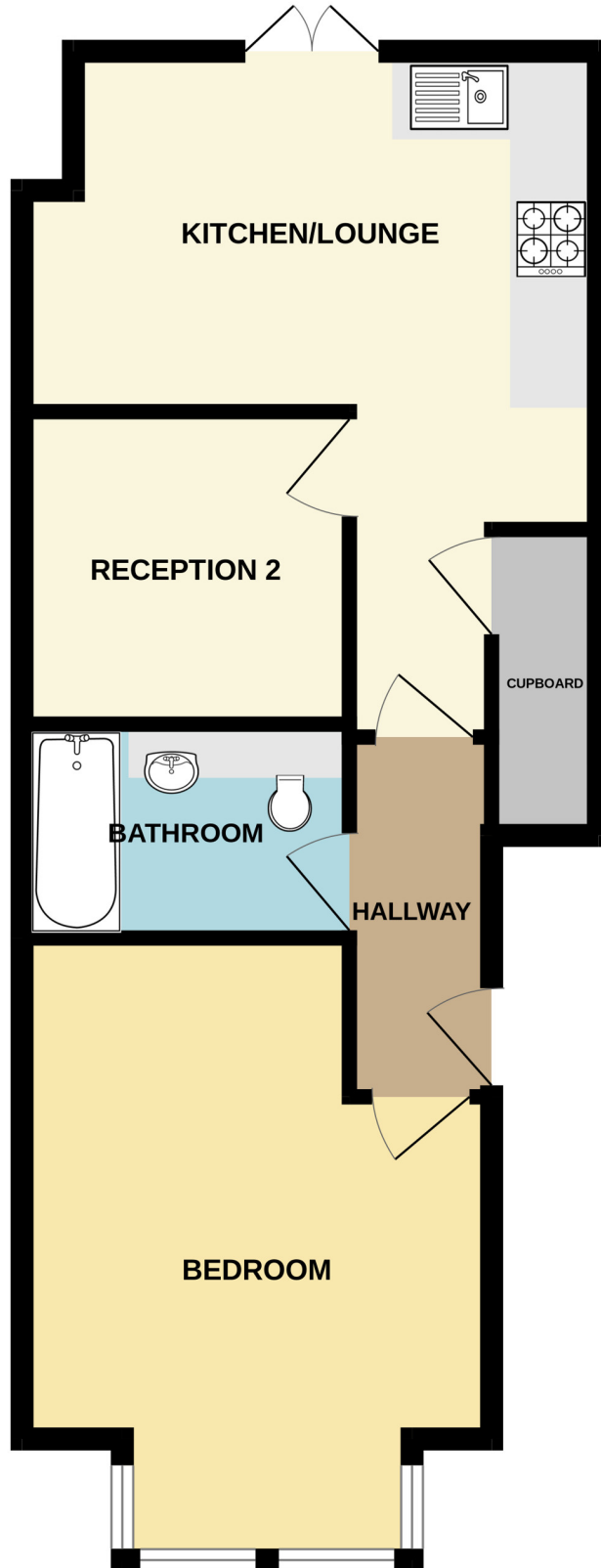
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

Disclaimer

Misrepresentations Act 1967: These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. Any interested party should rely solely on their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely on any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

Property Misdescriptions Act 1991: The agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artists impression or plans of the property.

GROUND FLOOR
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 502 sq.ft. (46.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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