



Norman Court  
Lynn Road  
Ilford  
Greater London  
IG2 7DS

Offers In Excess Of £189,000

bettermove

# Lynn Road

## Ilford

Bettermove are proud to present this 1 bedroom second floor flat in Ilford. This property is available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the car park.

The council tax band is B.

This is a leasehold property with 148 years remaining on the lease; the ground rent is £755.56 every 6 months and the service charge is £25 every 6 months.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, bedroom and bathroom.

Located in the popular town of Ilford, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs.

Excellent transport connections can be found from the A12 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

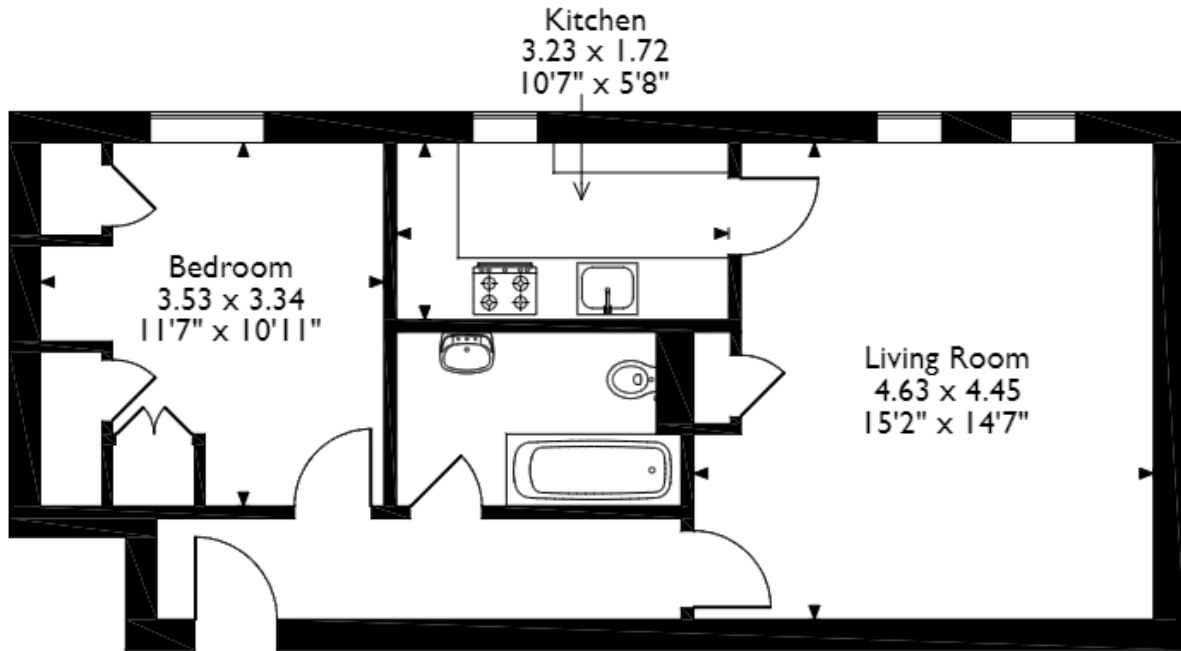
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.



# Norman Court, Lynn Road, Ilford

## Approximate Gross Internal Area 49 Sq M/527 Sq Ft



### Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)