



De Vere Gardens, ILFORD

NO ONWARD CHAIN!! Guide Price: £250,000 - £260,000. This recently refurbished, ground floor, one bedroom garden flat benefits from double glazing, gas central heating, LED spotlights, open plan lounge/modern kitchen, under stairs storage, modern shower/WC, off street parking and own private rear garden. Perfectly located for Valentines Park, Ilford town centre and mainline station with its Elizabeth Line transport links. The current lease is 99 years from 16th June 1995, ground rent £100pa and no service charge. We have been advised that the lease will be extended to 160 years on completion with a peppercorn ground rent. Priced to sell so please call our sales team for more information and an appointment to view.

Guide Price £250,000

- ONE BEDROOM
- 38' REAR GARDEN
- ALLOCATED PARKING
- LEASEHOLD
- COUNCIL TAX - BAND B
- EPC - D

GROUND FLOOR

ENTRANCE

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

HALLWAY

Laminate flooring, LED spotlights to ceiling.

OPEN PLAN LOUNGE/KITCHEN

14' 3" narrowing to 11' 2" x 19' 2" (4.34m x 5.84m)

Laminate flooring, double radiator, under stairs storage area, cupboard housing wall mounted boiler, LED spotlights to ceiling, range of eye and base units, electric oven, gas hob, stainless steel sink with single drainer and mixer tap, tiled splashback, plumbing for washing machine, double glazed patio doors to garden.



BEDROOM

12' 10" to bay x 12' 2" (3.91m x 3.71m)

Double glazed bay window to front, laminate flooring, double radiator, power points, halogen spotlights to ceiling.



SHOWER/WC

Tiled floor and walls, chrome towel radiator, close coupled WC, vanity sink unit with mixer tap, walk-in shower cubicle with thermostatically controlled shower, halogen spotlights to ceiling, extractor fan.



EXTERIOR

FRONT GARDEN

Allocated parking space.

REAR GARDEN

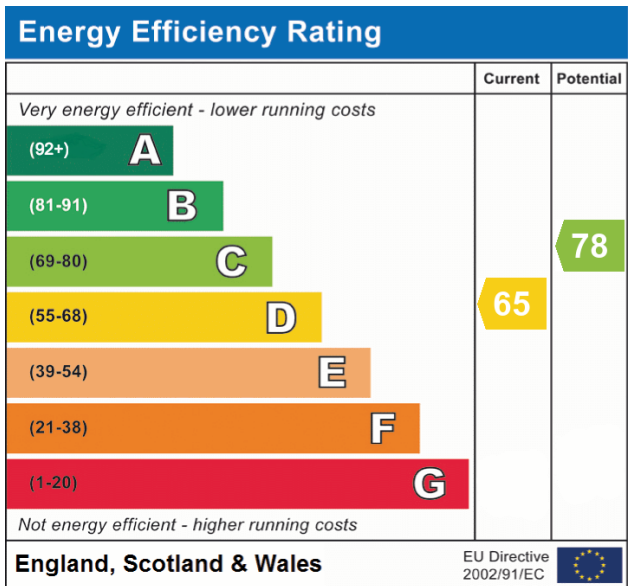
38' garden with steps to lawn area, sensory light.



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.

EPC



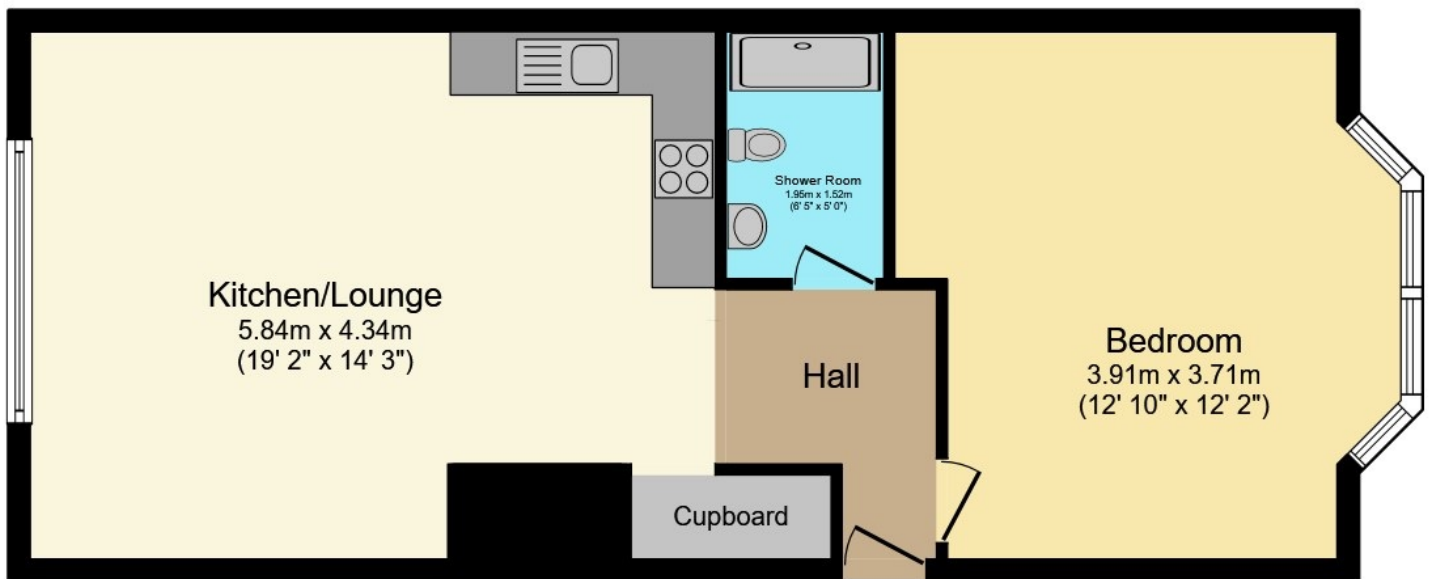
What's Next?

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.



Floor Plan

Total floor area 47.2 m² (508 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox