



Leader Avenue, MANOR PARK

Guide Price £225,000 - £250,000. For sale is this two-bedroom flat in need of modernisation. The property boasts a single reception room, a fitted kitchen and a bathroom - an ideal project for those who enjoy personalising their space. The flat offers the added benefit of no onward chain. One of its standout features is a court yard garden. Despite the need for some updates, the property holds a lot of potential and is waiting for someone to turn it into a dream home. Don't miss this unique opportunity. The current lease is 125 years from 25th March 2015, ground rent and service charges to be confirmed.

Guide Price £225,000

- NO ONWARD CHAIN
- GROUND FLOOR FLAT
- TWO BEDROOMS
- COUNCIL TAX - BAND B
- LEASEHOLD
- EPC - D

GROUND FLOOR

ENTRANCE

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

BEDROOM ONE

Double glazed window, radiator.



BEDROOM TWO

Double glazed window to front, radiator.



OPEN PLAN LOUNGE/KITCHEN

Double glazed window to rear, range of eye and base units, integrated oven, gas hob, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, tiled splashback, wall mounted boiler, double glazed door to garden.



BATHROOM/WC

Double glazed window to rear, radiator, panelled bath with mixer tap and shower screen, WC, wash basin, extractor fan.

EXTERIOR

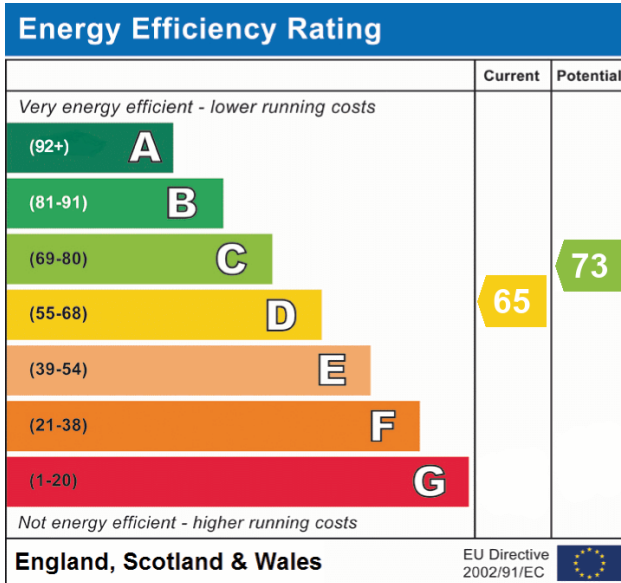
REAR GARDEN



Steps down to paved patio area.

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?**

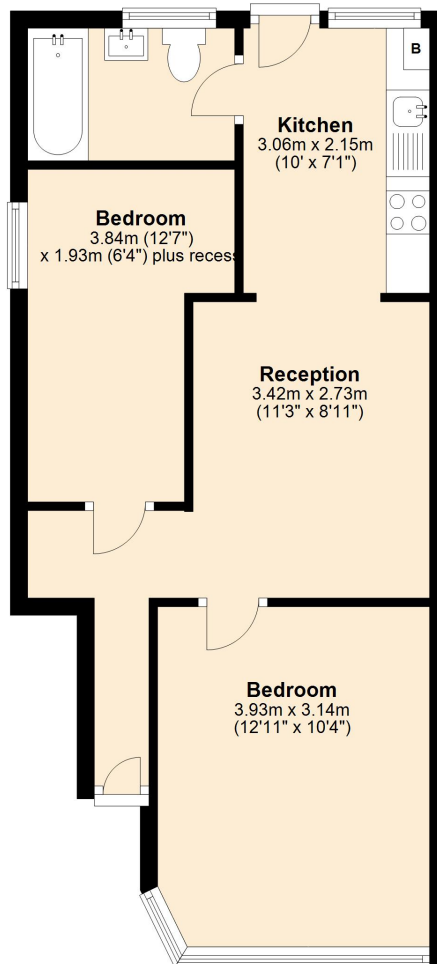
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

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Ground Floor

Approx. 44.9 sq. metres (483.0 sq. feet)



Total area: approx. 44.9 sq. metres (483.0 sq. feet)