



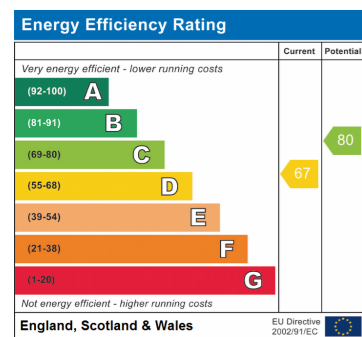
Church Road, Manor Park. E12 6HN.



PRICE
£175,000
To
£200,000

Transport Information

0.7 Miles to Manor Park Station for the Elizabeth Line which is about 13 minute walk and a plethora of buses nearby. Plus East Ham Station for the District, and Hammersmith and City Lines is 0.9 miles or 18 minutes walk.



These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement.

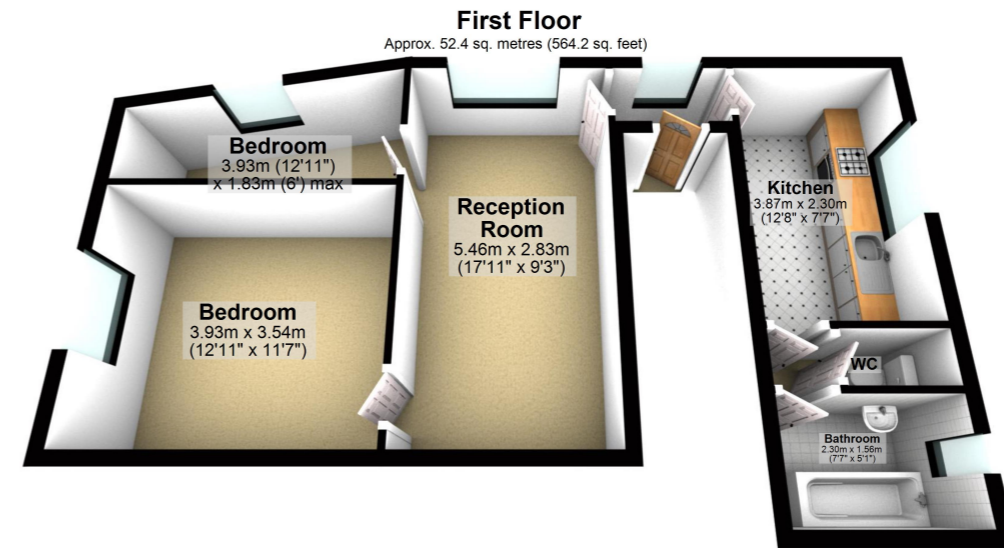
What's next?

If you are interested in viewing this property or putting in an offer please call the office on 02084705252.

We are based just two doors down from East Ham Station.

- Double Glazing
- Gas Central Heating
- Chain Free
- First Floor
- One Bedroom
- Study/Bedroom Two





Total area: approx. 52.4 sq. metres (564.2 sq. feet)
 Plan and measurements are for guidance only. Floor plan produced by Propertytics.co.uk.
 www.propertytics.co.uk
 Plan produced using PlanUp.

Accommodation

Reception
 16' 7" x 9' 3" (5.05m x 2.82m)

Kitchen
 12' 1" x 7' 6" (3.68m x 2.29m)

Bedroom One
 12' 7" x 9' 8" (3.84m x 2.95m)

Study/Bedroom Two
 6' 1" > 3' 8" x 12' 10" (1.85m > 1.12m x 3.91m)

Bathroom
 5' 1" x 7' 5" (1.55m x 2.26m)

W/C
 2' 6" x 4' 10" (0.76m x 1.47m)

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Guide Price: £175,000 to £200,000 L/H

Please be aware this is a sale by tender property and the prospective purchaser may have to pay an Introduction Fee to Aston Fox and viewings are strictly by appointment ONLY.

Great Location!

Located on this popular road in Manor Park and within walking distance to both Manor Park and East Ham Stations, is this delightful one-bedroom conversion flat on the 1st floor.

Internally the property boasts of a spacious lounge, one very large bedroom and a study.

Locally there are small amenities with shops all on the same road, and slightly further afield there is the main High Street where all the major names can be found. Little Ilford School which is only a short walk away were described as "Outstanding" in their last Ofsted inspection.

Transport links are very good with plenty of bus stops and road links nearby with A406, A13, and M11 all short drives away.

This is a good first-time purchase or investment, so call now to view the property!

Lease: 122 Years Approx

Ground Rent: £458.33

Building Insurance: £225.50

Council Tax Band: B

Council: Newham

Maximum Council Tax Fee Payable: £1,191.76

What the owner says...

It's a great property for new families with school and transport links nearby. I've rented the property for the last 13 years with tenants in an area that boasts a lovely community spirit.

