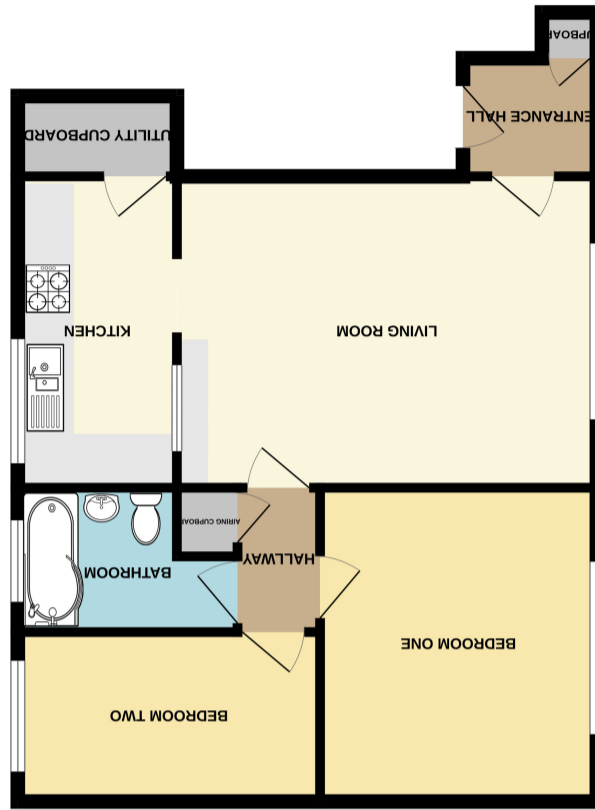


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

TOTAL FLOOR AREA - 638 sq ft (59.3 sq m) approx.
Made with Metreplan 2025



1ST FLOOR APARTMENT
638 sq ft (59.3 sq m) approx.





COMMUNIAL ENTRANCE

Via secure telecom entry system into communal hallway. Carpeted staircase rising into first floor. Entrance door to apartment, into entrance lobby.

ENTRANCE HALL

4' 8" x 5' 5" (1.42m x 1.65m) Ceiling light point. Built in storage cupboard with shelving and hanging rail. Wood laminate flooring laid throughout. Doorway through to living room.

LIVING ROOM

16' 9" x 12' 7" (5.11m x 3.84m) UPVC double glazed window. Coved ceiling with ceiling light point. Wall mounted panelled radiator with thermostatic radiator valve. Wood laminate flooring laid throughout. Breakfast bar and opening to kitchen.



KITCHEN

12' 5" x 6' 3" (3.78m x 1.91m) Modern fitted kitchen. UPVC double glazed window overlooking communal garden. Smooth plastered ceiling with ceiling light point. Kitchen comprises a range of gloss wall mounted and base level contrasting contemporary kitchen units with bevelled brick style tiled splashbacks. Worktops incorporating one and a half bowl stainless steel sink unit with mixer tap and drainer. Four ring Gas hob. Electric fan assisted oven under worktop. Space & plumbing for washing machine (to remain). Porcelain tiled flooring. Wall mounted concealed Vaillant combi-boiler. Door through to additional storage cupboard.

UTILITY CUPBOARD

5' 7" x 2' 8" (1.70m x 0.81m) Ceiling light point. Access to electric meter and modern fitted consumer unit. Wall mounted shelving. Space for fridge/freezer.



INNER HALLWAY

5' 5" x 2' 11" (1.65m x 0.89m) Entrance from living room. Wall mounted central heating thermostat. Ceiling light point. Built in storage cupboard with fitted shelving for towels, linen etc. Wood laminate flooring throughout.

MASTER BEDROOM

12' 7" x 10' 10" (3.84m x 3.30m) UPVC double glazed window. Textured ceiling, two wall mounted light points, wall mounted panelled radiator. Wood laminate flooring laid throughout. Contemporary wardrobe units to remain.

BEDROOM TWO

12' 7" x 6' 10" (3.84m x 2.08m) UPVC double glazed window to rear aspect. Textured ceiling with ceiling light point. Wall mounted panelled radiator. Wood laminate flooring laid throughout.

MODERN FITTED BATHROOM

9' 1" narrowing to 7' 0" (2.77m x 2.13m) x 5'5". Obscure UPVC double glazed window to rear aspect. Smooth plastered ceiling with inset spotlighting. Suite comprises of a panelled bath with enlarged shower area, thermostatic mixer shower over. Pedestal wash basin with mixer tap, push flush WC. Chrome heated towel rail. Tiled flooring laid throughout. Ceramic tiled splashbacks to sanitary areas.

COMMUNAL GARDENS & RESIDENTS PARKING

Residents parking areas (not allocated) - First come, first serve basis.

LEASE INFORMATION

966 YEARS REMAINING ON LEASE TERM.
NIL GROUND RENT
SERVICE CHARGE APPROX' £105 PCM (£1260.00 PA)

GARAGE (OPTION TO PURCHASE IN ADDITION TO THE APARTMENT)

GARAGE LOCATED IN BLOCK WITHIN THE DEVELOPMENT WITH OPTION TO PURCHASE AS A SEPARATE TRANSACTION.

COUNCIL TAX BAND C

Redbridge Council

