



Fenman Gardens, GOODMAYES

CALLING ALL FIRST TIME BUYERS AND INVESTORS!! Guide Price £200,000 - £220,000. Payne & Co are proud to offer this one bedroom, modern, purpose built second floor flat, situated within comfortable walking distance to Goodmayes mainline station, local shops, bus routes, schools and parks. The accommodation comprises double bedroom, spacious lounge, fitted kitchen and modern bathroom/WC. Further benefits include gas central heating and communal gardens. The property is currently let at £900PCM. The current lease is 999 years from 20th December 2011, ground rent £90pa and service charge charged half yearly £664.42. Please call our Ilford sales team for more information and an appointment to view.

Guide Price £200,000

- ONE BEDROOM
- SECOND FLOOR FLAT
- 900 + YEAR LEASE
- LEASEHOLD
- COUNCIL TAX - BAND B
- EPC - C

GROUND FLOOR

ENTRANCE

Via communal door with entryphone system, stairs to second floor, own front door to hallway.

LOUNGE

14' 3" x 10' 2" (4.34m x 3.10m)

Double glazed window to rear, radiator.



KITCHEN

10' 9" x 6' 9" (3.28m x 2.06m)

Double glazed window to rear, range of base units incorporating sink and drainer, tiled splashback, plumbing for washing machine, gas cooker point, wall mounted boiler.



BEDROOM

12' 6" x 10' 5" (3.81m x 3.17m)

Double glazed window, radiator.



BATHROOM/WC

7' 0" x 9' 6" (2.13m x 2.90m)

Frosted double glazed window, radiator, low flush WC, wash basin, panelled bath with shower attachment, pull cord light switch.



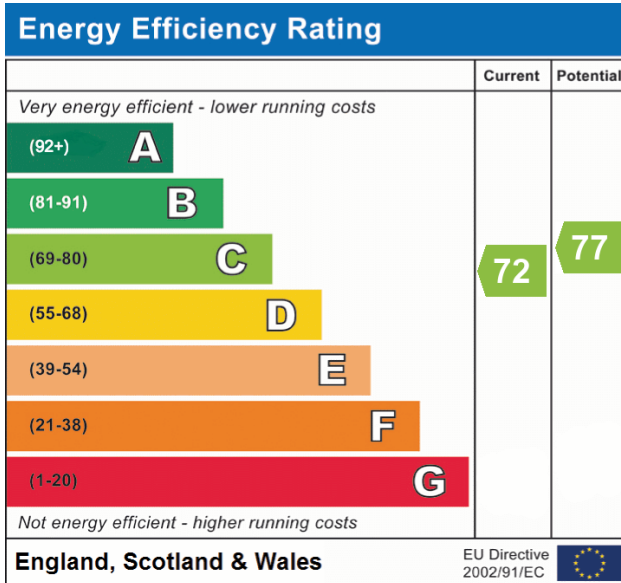
EXTERIOR

GARDENS

Communal gardens to rear.

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

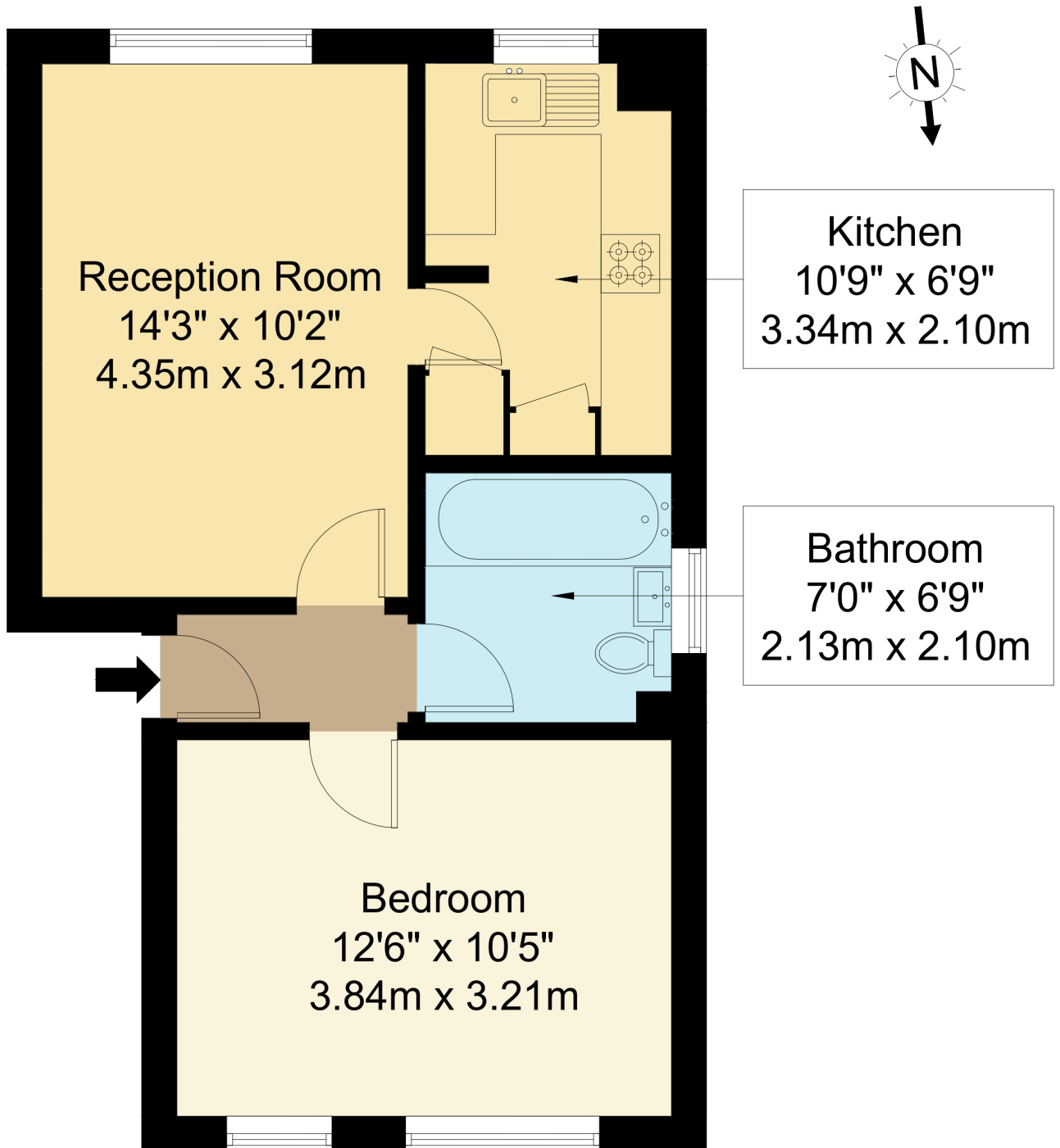
Disclaimer

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.

Fenman Gardens, IG3 9QE

Approx Gross Internal Area = 43.13 sq m / 464 sq ft



Second Floor

Ref :

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B L E U
P L A N

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.