



390-398 Balfour House, ILFORD

NO ONWARD CHAIN!! Guide Price £230,000 - £250,000. This two bedroom, purpose built, third floor flat has recently been refurbished to a high standard with modern decor throughout and new kitchen and bathroom. Centrally located for Ilford and Seven Kings mainline stations with their Elizabeth Line transport links, this would make an ideal first time buy or investment. The current lease is 125 years from 4th November 2011. The vendor advises that the ground rent is £250 per year and the service charge is £3,000 per year. This property is ready to move into so please call our sales team for more information and an appointment to view.

Guide Price £230,000

- NO ONWARD CHAIN
- TWO BEDROOMS
- THIRD FLOOR FLAT
- LEASEHOLD
- COUNCIL TAX - BAND C
- EPC - C

GROUND FLOOR

ENTRANCE

Via communal security door to communal hall, stairs and lift facilities to third floor, own front door to hallway.

HALLWAY

Laminate flooring, single radiator, entryphone system.

L-SHAPED LOUNGE/KITCHEN

14' 5" narrowing to 8' 9" x 20' 8" (4.39m x 6.30m)

Double glazed casement window to rear, laminate flooring, radiator, power points, range of eye and base units, electric oven and hob, extractor hood, sink with single drainer and mixer tap, plumbing for washing machine, cupboard housing wall mounted boiler.



BEDROOM ONE

9' 10" x 13' 5" (3.00m x 4.09m)

Double glazed picture and casement window to rear, radiator, power points.



BEDROOM TWO

9' 1" x 12' 3" (2.77m x 3.73m)

Two double glazed picture and casement windows to rear, radiator, power points.



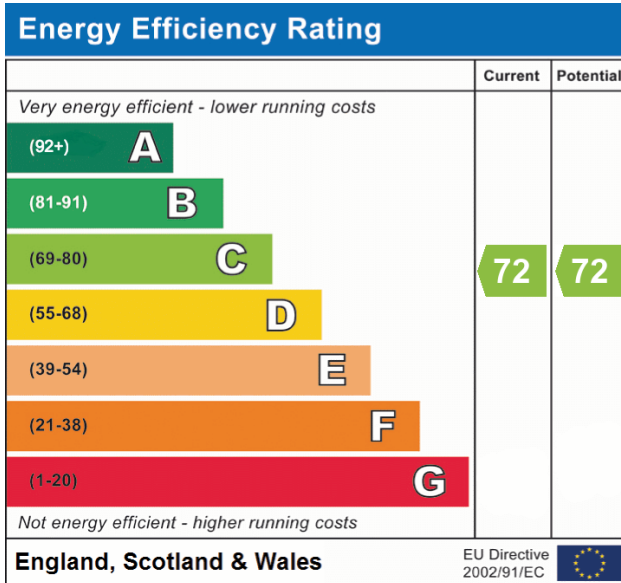
BATHROOM/WC

Tiled floor and walls, chrome towel radiator, close coupled WC, vanity sink unit with mixer tap, panelled bath with mixer tap, shower attachment and screen, halogen spotlights to ceiling, extractor fan.



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 £150 from the company we recommend.



What's Next?

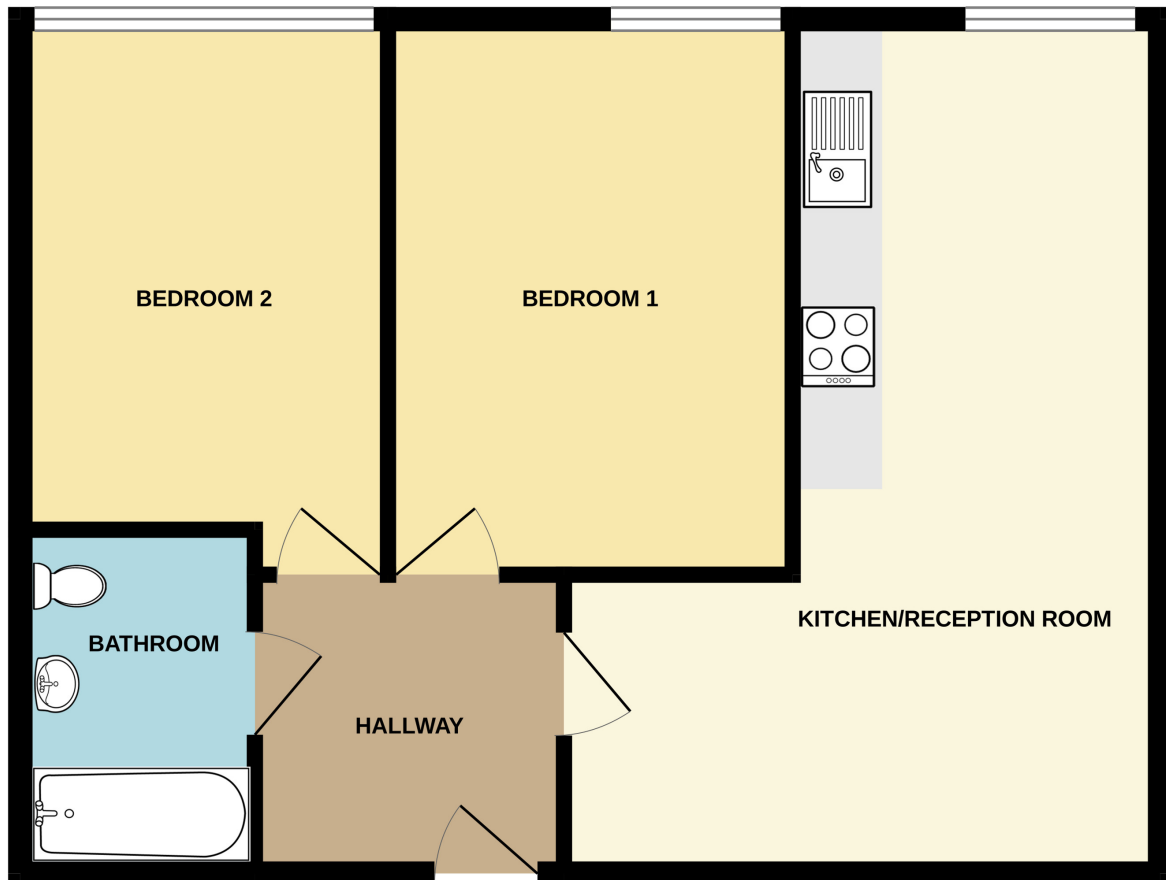
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

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.

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GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 571 sq.ft. (53.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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