



Cambridge Road, SEVEN KINGS

READY TO GO!! Ideal for commuters! This vacant one bedroom, ground floor garden flat with no onward chain is conveniently located for Seven Kings mainline station with its Elizabeth Line transport links, local shops, parks, schools, bars and restaurants. Benefits include double glazing, gas central heating, off street parking and private rear garden. This property would make an ideal first time buy or investment. The current lease is 125 years from 15th May 1992, we have also been advised that the ground rent is £125 per year, service charge is to be confirmed. Please call our Ilford sales team for more information and an appointment to view.

Offers Over £215,000

- GROUND FLOOR FLAT
- ONE BEDROOM
- 40' REAR GARDEN
- LEASEHOLD
- COUNCIL TAX - BAND B
- EPC - C

GROUND FLOOR

ENTRANCE

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

HALLWAY

Single radiator, dado rail.

BEDROOM

11' maximum x 11' 9" to bay (3.35m x 3.58m)

Double glazed bay window to front, double radiator, power points.



BATHROOM/WC

Tiled walls, single radiator, close coupled WC, pedestal basin with mixer tap, panelled bath with mixer tap and shower attachment, extractor fan.



KITCHEN

7' 7" x 8' 9" (2.31m x 2.67m)

Range of eye and base units with rolled edge worktops, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, electric oven and hob, extractor hood, recess for fridge freezer, LED spotlights to ceiling, extractor fan, open to lounge.



LOUNGE

10' 1" x 11' 1" maximum (3.07m x 3.38m)

Radiator, cupboard housing boiler, power points, double glazed patio doors to garden.



CELLAR

Radiator, lighting.

EXTERIOR

FRONT GARDEN

Off street parking for one car.

REAR GARDEN

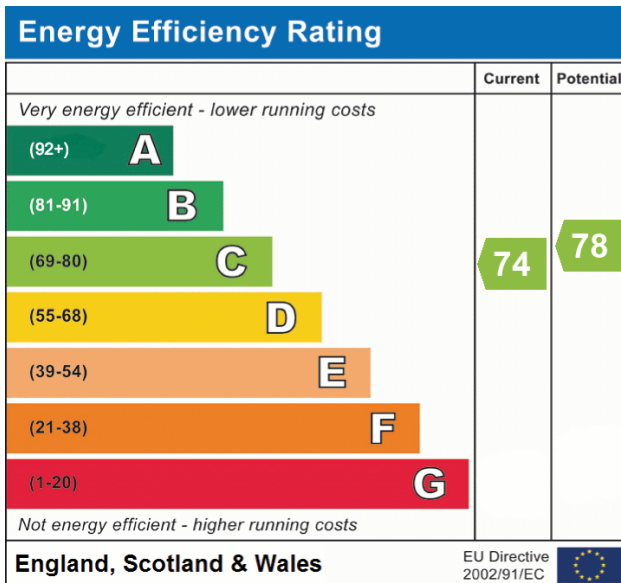
Approximately 40' with patio area, remainder to lawn.



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.

EPC



What's Next?

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

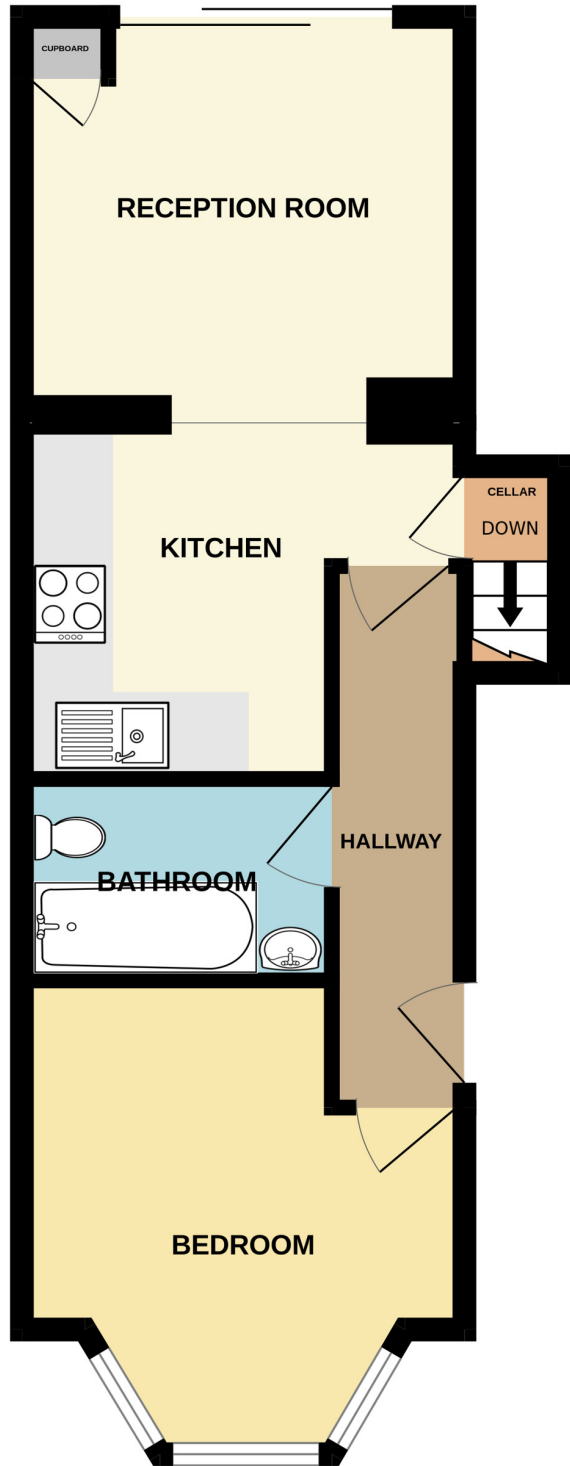
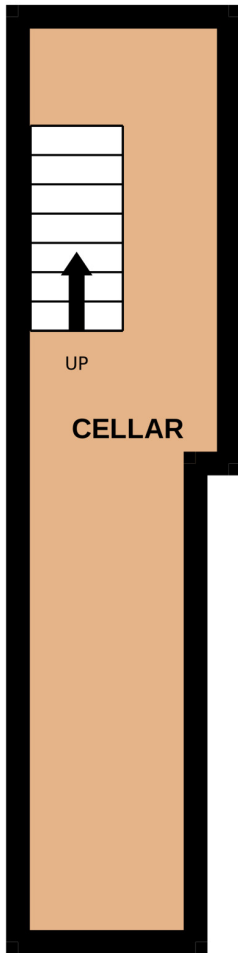
Disclaimer

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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.

GROUND FLOOR
384 sq.ft. (35.6 sq.m.) approx.

CELLAR
111 sq.ft. (10.3 sq.m.) approx.



TOTAL FLOOR AREA : 495 sq.ft. (45.9 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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