



Thorold Road, ILFORD

£300,000

PRIME LOCATION!! Payne & Co are pleased to offer for sale this one bedroom, ground floor flat which boasts several unique features that set it apart. It is ideal for first-time buyers or those looking into buy-to-let options. The flat offers a double bedroom, bathroom with a separate WC, a kitchen with dining space, and good sized reception room. Further enhancing its appeal, the property comes with its own private sunny garden and parking facilities - a rare find in a flat. Additionally, it has its own front door, adding to its charm and privacy. The property is situated in the highly sought after Commonwealth Estate, near Valentines Park and well-regarded schools. The Elizabeth Line is in convenient walking distance, ensuring easy access to various parts of the city. One of the key advantages of this property is that it comes with no onward chain. The current lease is 182 years from 25th March 2014 and the ground rent is £15 per year and no service charge. This flat is not just a property, but a welcoming space ready to become your new home.

- GROUND FLOOR FLAT
- ONE BEDROOM
- OWN GARDEN
- EPC - D
- LEASEHOLD
- COUNCIL TAX - BAND B

GROUND FLOOR

ENTRANCE

Via double glazed front door into lobby area with wall mounted thermostat control.

WC

Double glazed opaque picture and casement window to rear, single radiator, close coupled WC.



BATHROOM

Double glazed opaque casement window to rear, part tiled walls, radiator, panelled bath with grab rail, mixer tap and shower attachment, tiled splashback, vanity sink unit, extractor fan.



KITCHEN DINER

Two double glazed picture and casement windows to side, radiator, range of eye and base units with rolled edge worktops, electric oven, gas hob, extractor hood with tiled splashbacks, stainless steel sink with single drainer and mixer taps, plumbing for washing machine, cupboard housing wall mounted combination boiler, steps up to hallway.



HALLWAY

Single radiator, cupboard under stairs housing meters and fuseboard

BEDROOM

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



LOUNGE

Double glazed bay window to front, radiator, power points, dado rail, coving to ceiling.



EXTERIOR

REAR GARDEN

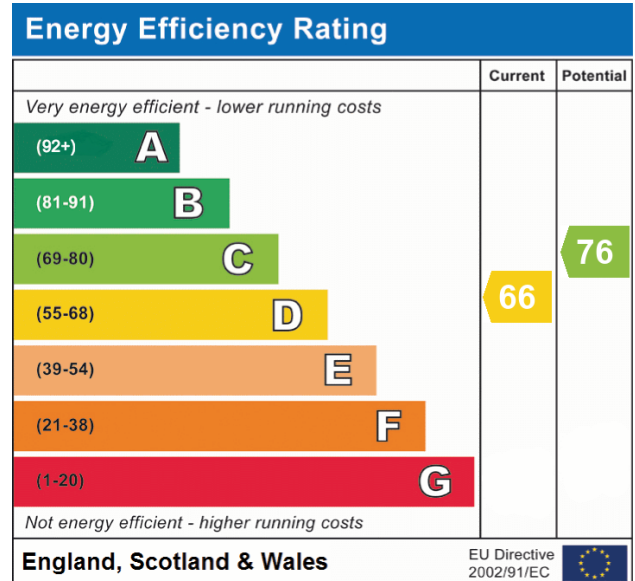
With side and rear access, paved patio, mature shrubs, side return, sensor light, timber shed, gated off street parking to rear.



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.

EPC



What's Next?

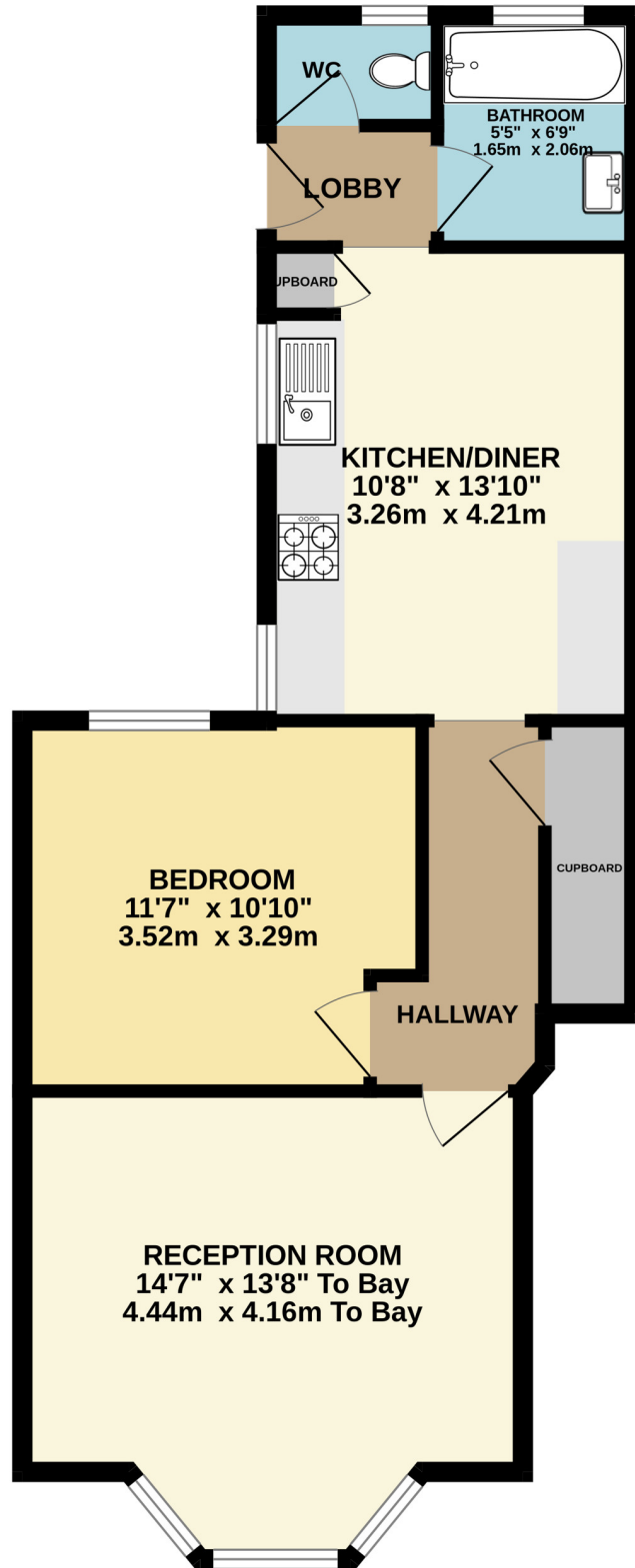
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

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.

GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 584 sq.ft. (54.3 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.
Made with Metropix ©2024

