



## Braithwaite Avenue, ROMFORD

Offers in Excess of £180,000

**NO ONWARD CHAIN!!** This one bedroom, second floor flat benefits from double glazing, electric heating and good size living accommodation, making this an ideal first time buy or investment property. Conveniently located for local shops and within convenient walking distance to Chadwell Heath mainline station with its Elizabeth Line transport links. The current lease is 155 years, ground rent £90 every 6 months and service charge £240.90 every 3 months. Priced to sell so please call our ilford sales team for an appointment to view.

- NO ONWARD CHAIN
- ONE BEDROOM
- SECOND FLOOR FLAT
- LEASEHOLD
- COUNCIL TAX - BAND B
- EPC - D

## GROUND FLOOR

### ENTRANCE

Via communal door to communal hall, stairs to second floor, own front door to hallway.

### HALLWAY

Power points, telephone point.

### LOUNGE

Double glazed oriel bay window to rear, laminate flooring, wall mounted storage heater, power points.



### KITCHEN

Double glazed casement window to rear, range of eye and base units with rolled edge worktops, electric oven and hob, extractor hood, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, cupboard housing hot water cylinder, storage cupboard housing fuseboard.



### BEDROOM

Double glazed oriel bay window to front, wall mounted electric panel heater, power points.



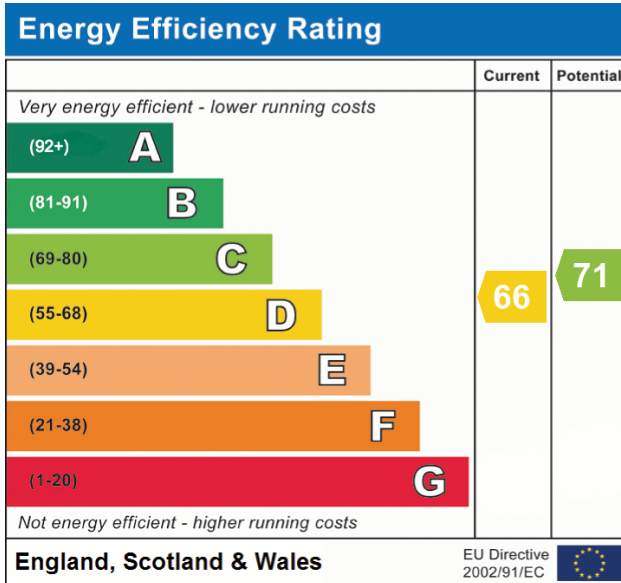
### BATHROOM/WC

Part tiled walls, close coupled WC, pedestal basin with mixer tap and tiled splashback, panelled bath with mixer tap and shower attachment, extractor fan.



### AGENTS NOTE

As part of the service we offer, we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services, we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website.

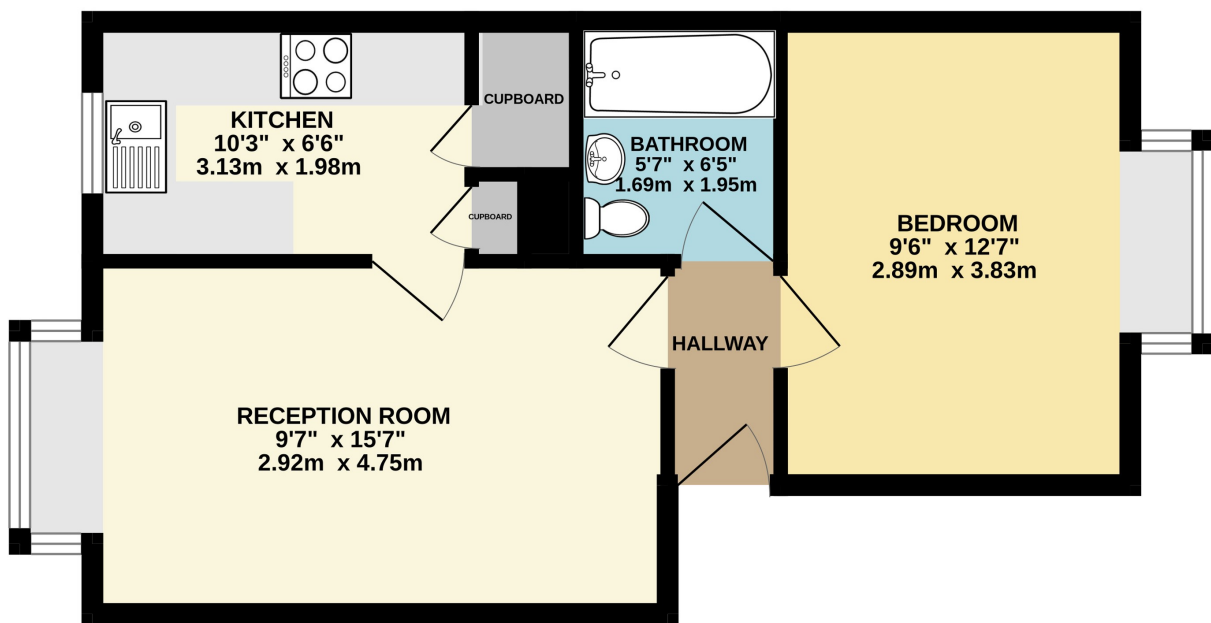
**What's Next?**

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

**Disclaimer****Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008:**

Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that 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 the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property.

427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 405sq.ft. (37.6 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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