



Ingleby Road, ILFORD

NO ONWARD CHAIN!! This two bedroom, split level, first floor flat offers great size living accommodation and benefits from double glazing, gas central heating, off street parking, large lounge, kitchen diner, bedroom and bathroom/WC to the first floor and master bedroom with en-suite shower/WC to the second floor loft conversion. Located on the very popular Commonwealth estate in North Ilford with good access to Valentines Park, Ilford town centre and mainline station with its Elizabeth line transport links. The current lease is 98 years from 28th November 2008 with a share of the freehold. Please call our sales team for more information and an appointment to view.

Guide Price £350,000

- FIRST FLOOR FLAT
- TWO BEDROOMS
- OFF STREET PARKING
- LEASEHOLD
- SHARE OF FREEHOLD
- COUNCIL TAX - BAND C
- EPC - C

GROUND FLOOR

ENTRANCE

Via communal door to communal hall, own front door with stairs to first floor landing.

LANDING

Smoke alarm, halogen spotlights to ceiling, stairs to second floor.

LOUNGE

15' to bay x 18' (4.57m x 5.49m)

Double glazed bay window and double glazed picture and casement window to front, single radiator, power points.



KITCHEN DINER

11' 10" x 16' (3.61m x 4.88m)

Double glazed picture and casement window to rear, tiled floor, single radiator, range of eye and base units with rolled edge worktops, electric oven, gas hob, extractor hood, stainless steel sink with mixer tap, power points, wall mounted combination boiler, halogen spotlights to ceiling.



BEDROOM TWO

11' x 11' 5" (3.35m x 3.48m)

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



BATHROOM/WC

Double glazed opaque picture and casement window to side, tiled floor, part tiled walls, chrome towel radiator, close coupled WC, vanity wash basin with mixer tap, walk in shower cubicle.



SECOND FLOOR

BEDROOM ONE

16' 5" maximum x 17' 7" (5.00m x 5.36m)

Double glazed casement window to rear, double glazed skylight window, laminate flooring, single radiator, halogen spotlights to ceiling, double glazed double doors to Juliet balcony.



EN-SUITE SHOWER/WC

Double glazed casement window to rear, close coupled WC, glass wash basin with mixer tap, shower cubicle with body jet shower, halogen spotlights to ceiling, extractor fan.

EXTERIOR

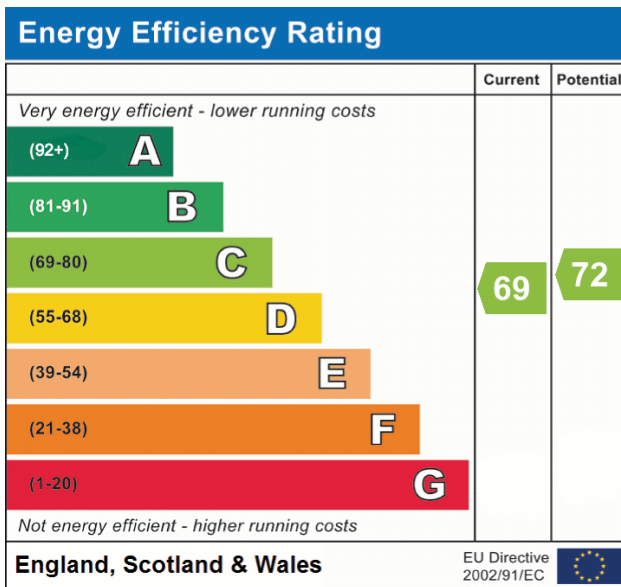
FRONT GARDEN

Providing off street parking.

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?

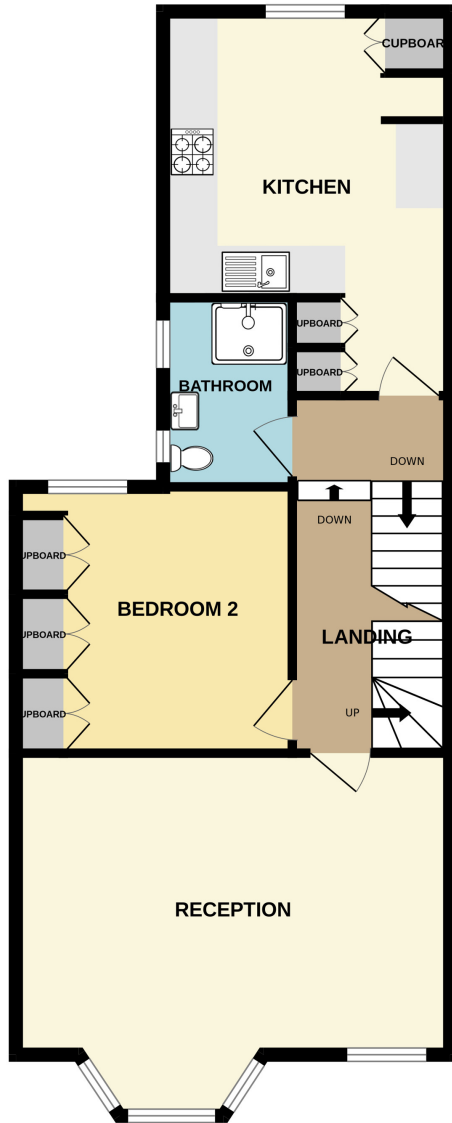
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

Disclaimer

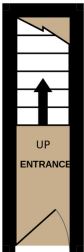
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Property Misdescriptions Act 1991: The agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume 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.

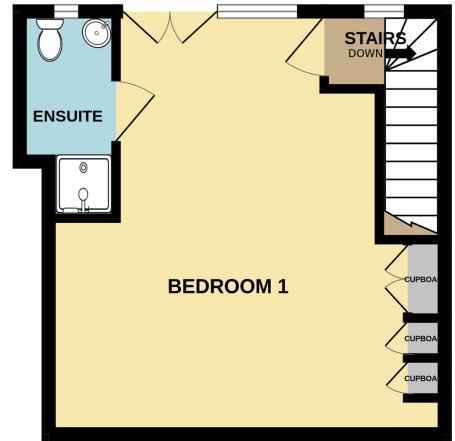
FIRST FLOOR
679 sq.ft. (63.1 sq.m.) approx.



GROUND FLOOR
27 sq.ft. (2.5 sq.m.) approx.



2ND FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA: 1004 sq.ft. (93.3 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.
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