



St Peters Close, NEWBURY PARK

£260,000

STATION LOCATION!! This two bedroom, first floor, purpose built flat is perfectly located for local shops, restaurants and Newbury Park underground station with its major transport links. The rear of the property overlooks farmland and benefits from double glazing, gas central heating and en-bloc garage. Offered with no onward chain, this would make an ideal first time buy or investment. The current lease is 999 years from 29th September 1981, ground rent and service charge £356.05 per quarter. Please call our Ilford sales team for more information and an appointment to view!

- FIRST FLOOR FLAT
- GARAGE EN BLOC
- TWO BEDROOMS
- LEASEHOLD
- COUNCIL TAX - BAND C
- EPC - C

GROUND FLOOR

ENTRANCE

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

HALLWAY

Double radiator, entryphone system, storage cupboard.

KITCHEN

Double glazed picture and casement window to front, tiled walls, range of eye and base units with rolled edge worktops, electric cooker point, stainless steel sink with single drainer and mixer taps, plumbing for washing machine, recess for fridge freezer, wall mounted boiler.



LOUNGE

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



BEDROOM ONE

Double glazed picture and casement window to rear, double radiator, power points, fitted wardrobe with overhead storage.



BEDROOM TWO

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



BATHROOM/WC

Single radiator, close coupled WC, pedestal basin with mixer tap, panelled bath with mixer tap and electric shower.



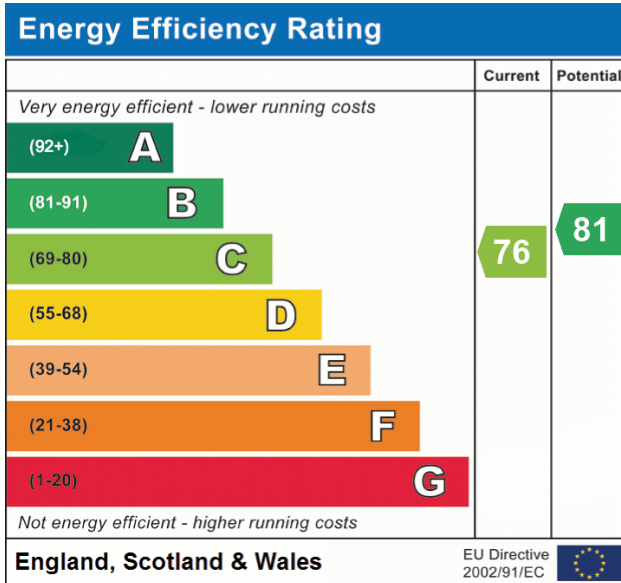
EXTERIOR

GARAGE EN-BLOC

Adjacent to rear.

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?**

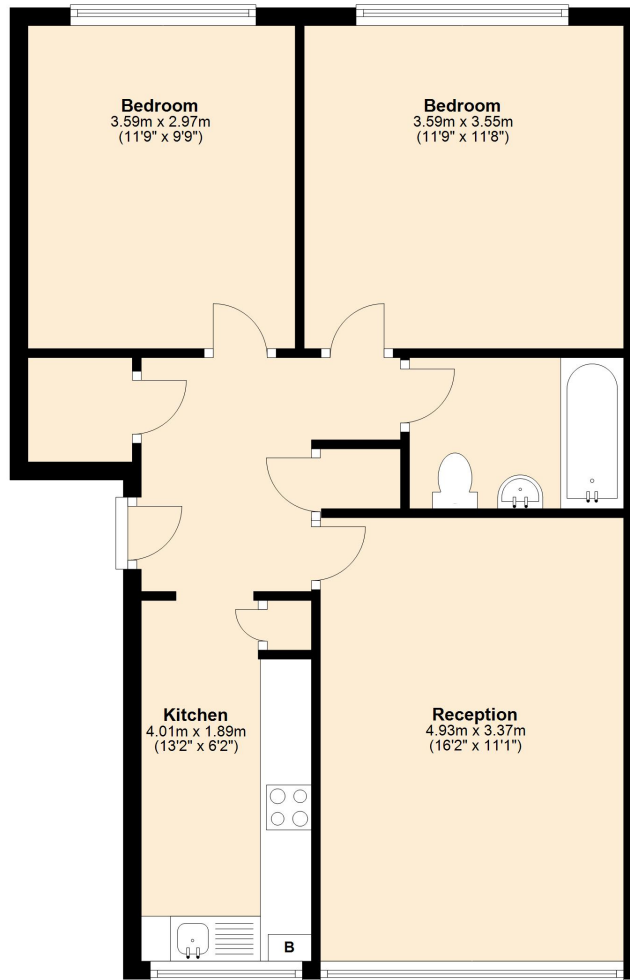
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

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First Floor

Approx. 61.9 sq. metres (665.8 sq. feet)



Total area: approx. 61.9 sq. metres (665.8 sq. feet)