



## Clarence Avenue, GANTS HILL

£300,000

**STATION LOCATION!!** Payne & Co are pleased to offer for sale this well maintained flat. Positioned on the second floor, this property benefits from the convenience of a lift. It features one reception room, one kitchen, and a double bedroom. Notably, this bedroom provides direct access to the bathroom, which can also be reached via the hallway for added practicality. The kitchen is a standout with integrated appliances, ready to inspire culinary creativity. The reception room, meanwhile, offers an inviting space for relaxation or entertaining, with direct access to the property's balcony. Adding to the appeal of this property is its location. It is ideally situated near public transport links, including Gants Hill Underground and local amenities. For those seeking added security, the property enjoys the feature of a gated entrance. With no onward chain, this property is ideal for first-time buyers and buy-to-let investors alike. The current lease is 250 years from 24th June 2015, the ground rent is £580.00 per year and the service charge is £1,700 per year, reviewed every 5 years. This flat promises convenience and comfort in a prime location; it's a property opportunity not to be missed.

- SECOND FLOOR FLAT
- ONE BEDROOM
- BALCONY
- LEASEHOLD
- COUNCIL TAX - BAND C
- EPC - B

## GROUND FLOOR

### ENTRANCE

Via communal gated entrance, communal door to communal hall with lifts and stairs to second floor, own front door to hallway.

### HALLWAY

Laminate flooring, entry phone system, power points, smoke alarm, storage cupboard housing electric meter and fuseboard.

### LOUNGE/DINER

16' 4" x 11' 2" (4.98m x 3.40m)

Double glazed window to side, laminate style flooring, radiator, power points, wall mounted thermostat control, double glazed patio doors to balcony.



### BALCONY

Overlooking Gants Hill roundabout.



### KITCHEN

6' 2" x 11' 9" (1.88m x 3.58m)

range of eye and base units with stone effect worktops, stainless steel sink with mixer tap, integrated washing machine and dishwasher, integrated fridge freezer, electric oven and hob, extractor hood, tiled splashback, under counter lighting, spotlights to ceiling, smoke alarm.



### BEDROOM

11' 10" x 12' 1" (3.61m x 3.68m)

Double glazed window to side, radiator, power points, wall mounted thermostat control.



### BATHROOM/WC

Tiled floor and walls, panelled bath with mixer tap, shower attachment and glass shower screen, low flush WC, pedestal basin with mixer tap.



### 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.

***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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Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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