



## Staines Road, ILFORD

£275,000

NO ONWARD CHAIN!! This two bedroom, ground floor, purpose built flat benefits from double glazing, gas central heating, large lounge, two bedrooms, modern shower room/WC, fitted kitchen, communal rear garden and garage en-bloc. This property would make an ideal investment or first time buy and is ready to move into straight away. The current lease is 999 years from 24th June 1965, ground rent and service charge to be confirmed. Please call our Ilford sales team for more information and an appointment to view.

- NO ONWARD CHAIN
- TWO BEDROOMS
- GARAGE EN-BLOC
- LEASEHOLD
- COUNCIL TAX - BAND C
- EPC - D

## GROUND FLOOR

### ENTRANCE

Via communal door to communal hall, own front door to hallway.

### HALLWAY

Single radiator, cupboard housing fuses, cupboard housing wall mounted combination boiler.

### LOUNGE

11' 7" x 16' 11" (3.53m x 5.16m)

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



### KITCHEN

9' 10" x 11' 6" (3.00m x 3.51m)

Double glazed picture and casement window to rear, tiled walls, range of eye and base units with rolled edge worktops, stainless steel sink with single drainer, gas hob, electric oven, extractor hood, recess for fridge freezer, plumbing for washing machine.



### BEDROOM ONE

11' 7" x 13' 2" (3.53m x 4.01m)

Double glazed picture and casement window to front, single radiator, power points, fitted wardrobes.



### BEDROOM TWO

9' 11" x 11' 7" (3.02m x 3.53m)

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



### SHOWER/WC

Double glazed opaque picture and casement window to side, tiled walls, single radiator, shower cubicle with electric shower over, vanity sink unit and WC, extractor fan.



## EXTERIOR

### GARDENS AND GARAGE

Communal gardens, gated access to garage en-bloc.



### ADDITIONAL INFORMATION

#### LEASEHOLD

We have been advised of the following:

999 years from 24th June 1965

Ground Rent £20 PA

Service/Maintainance Charge £1,800 PA

Redbridge Council Tax - Band C


### PROPERTY INFORMATION NOTE

Planning Application: For the development Waylands Court, Staines Road, Ilford. Upward extension of an additional single storey on detached block of flats consisting of 8 new flats. Application reference number 1304/22 London Borough of Redbridge.

### 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 £150 from the company we recommend.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

### What's Next?

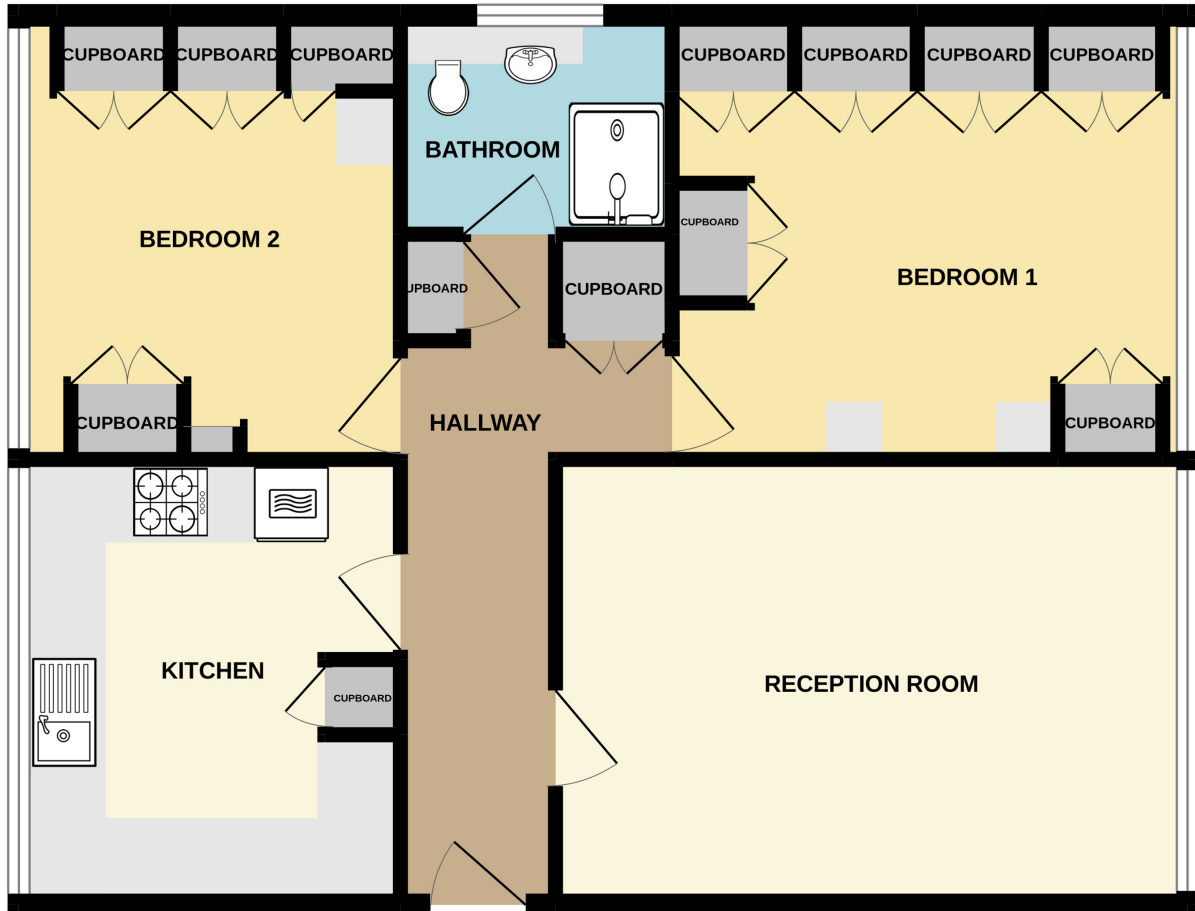
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

### 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.

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GROUND FLOOR  
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA: 707 sq.ft. (65.7 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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