

Cranbrook Road, GANTS HILL

Guide Price £250,000 - £275,000. A fantastic opportunity for buy-to-let investors and first-time buyers alike. This second-floor flat, located above commercial premises, offers 3 bedrooms, 1 bathroom, a fitted kitchen, and a reception room. The property is ideally situated with nearby schools, local amenities, public transport links, and parks. Additionally, it features a balcony, adding an outdoor element to this property. Please call our sales team for an appointment to view. The current lease is 189 years from 25th December 1974, we have been advised by the vendor that the service charge is £2,850 per year and no ground rent.

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- THREE BEDROOMS
- SECOND FLOOR FLAT
- BALCONY
- COUNCIL TAX - BAND B
- EPC - E
- LEASEHOLD

GROUND FLOOR

ENTRANCE

Via communal front door (Gants Hill Crescent), stairs leading to second floor.

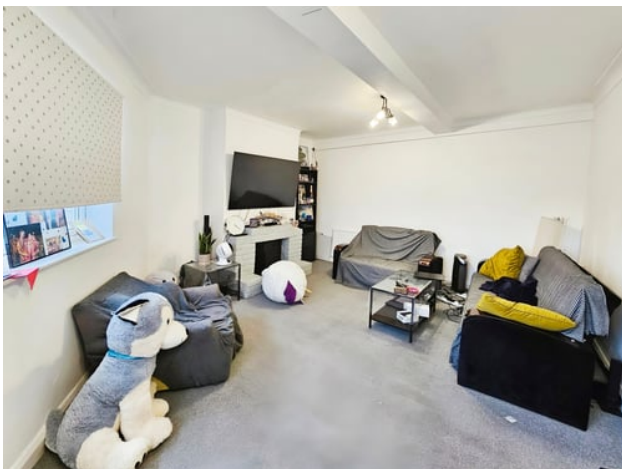
SECOND FLOOR

ENTRANCE

Via own front door to hallway.

RECEPTION ROOM

Double-glazed window to front, radiator.



KITCHEN

Double-glazed windows to rear, door leading to rear staircase, laminate flooring, part-tiled walls, range of eye and base level units, oven and hob, plumbing for washing machine, recess for fridge/freezer.



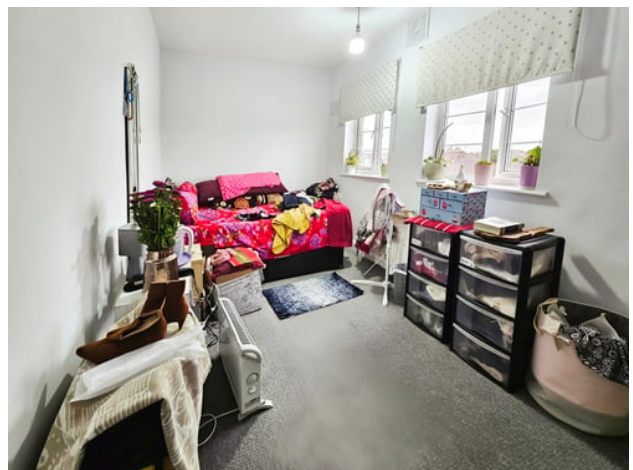
BATHROOM

Double-glazed window to rear, tiled walls, tiled floor, panelled bath with mixer taps, wash hand basin, with mixer taps.



BEDROOM ONE

Double-glazed window to front, radiator.



BEDROOM TWO

Double-glazed window to rear, radiator.



BEDROOM THREE

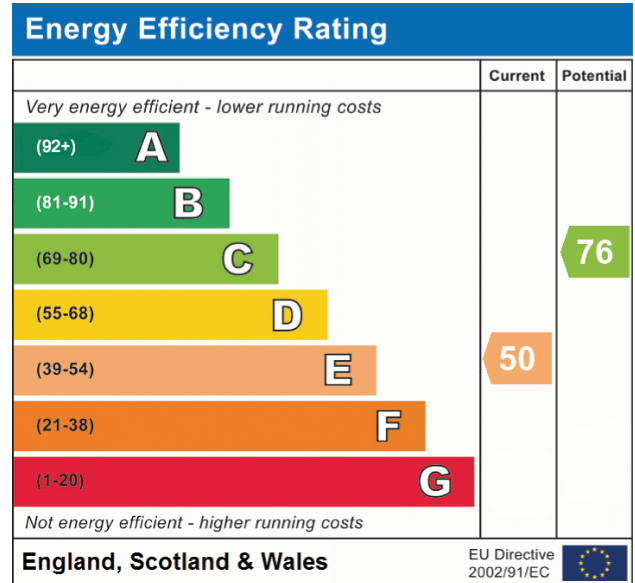
Double-glazed window to rear, radiator.



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.

EPC



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). Powered by www.Propertybox.io

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