



## Aberdour Road, GOODMAYES

Guide Price £240,000

Guide Price £240,000 - £250,000. Payne & Co are pleased to offer for sale this charming, ground floor flat. The property is neutrally decorated throughout, making it an ideal blank canvas for first-time buyers or buy to let investors. The flat comprises one reception room, one bedroom, fitted kitchen, and bathroom. A standout feature is the private rear garden, accessible from the reception room, perfect for outdoor relaxation. Additionally, this converted flat also boasts a front garden, offering potential for off-street parking, subject to planning permission and freeholder consent. The flat's location is ideally situated for public transport links, local amenities, and parks nearby. Don't miss this fantastic opportunity to acquire a property with immense potential and a homely feel. The current lease is 95 years from 30th November 2020, the ground rent is £200.00 per year and the service charge is £1,500.00 per year which includes buildings insurance. This property is offered with no onward chain so please call our Ilford sales team for your appointment to view.

- NO ONWARD CHAIN
- ONE BEDROOM
- 58' REAR GARDEN
- LEASEHOLD
- COUNCIL TAX - BAND B
- EPC - D

## GROUND FLOOR

### ENTRANCE

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

### HALLWAY

Laminate flooring, single radiator.

### LOUNGE

10' 11" x 13' 5" (3.33m x 4.09m)

Double glazed picture and casement window to rear, laminate flooring, double radiator, cupboard housing wall mounted boiler, power points, double glazed opaque door to garden.



### KITCHEN

5' 10" x 10' 2" (1.78m x 3.10m)

Tiled floor, single radiator, range of eye and base units with rolled edge worktops, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, tiled splashbacks, gas cooker point, extractor hood, recess for fridge freezer.



### BEDROOM

10' 1" x 11' 8" (3.07m x 3.56m)

Two double glazed picture and casement windows to front, laminate flooring, double radiator, power points, coving to ceiling.



### BATHROOM/WC

Tiled floor and walls, chrome towel radiator, close coupled WC, pedestal basin with mixer tap, panelled bath with mixer tap, thermostatically controlled shower over and shower screen, shaving socket, extractor fan.



## EXTERIOR

### FRONT GARDEN

Potential for off street parking, subject to planning permission.

### REAR GARDEN

58' with decked veranda, steps down to lawn area, timber shed, shrub borders, fruit tree.



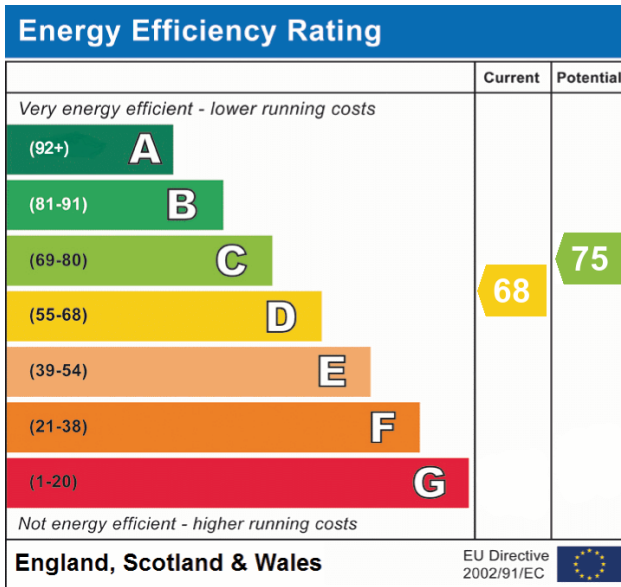
## NB - Scheduled Works

We understand from the sellers that scheduled works are required for the building, including, a new roof, communal entrance, and external painting. We await further information on the costings.

## 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?

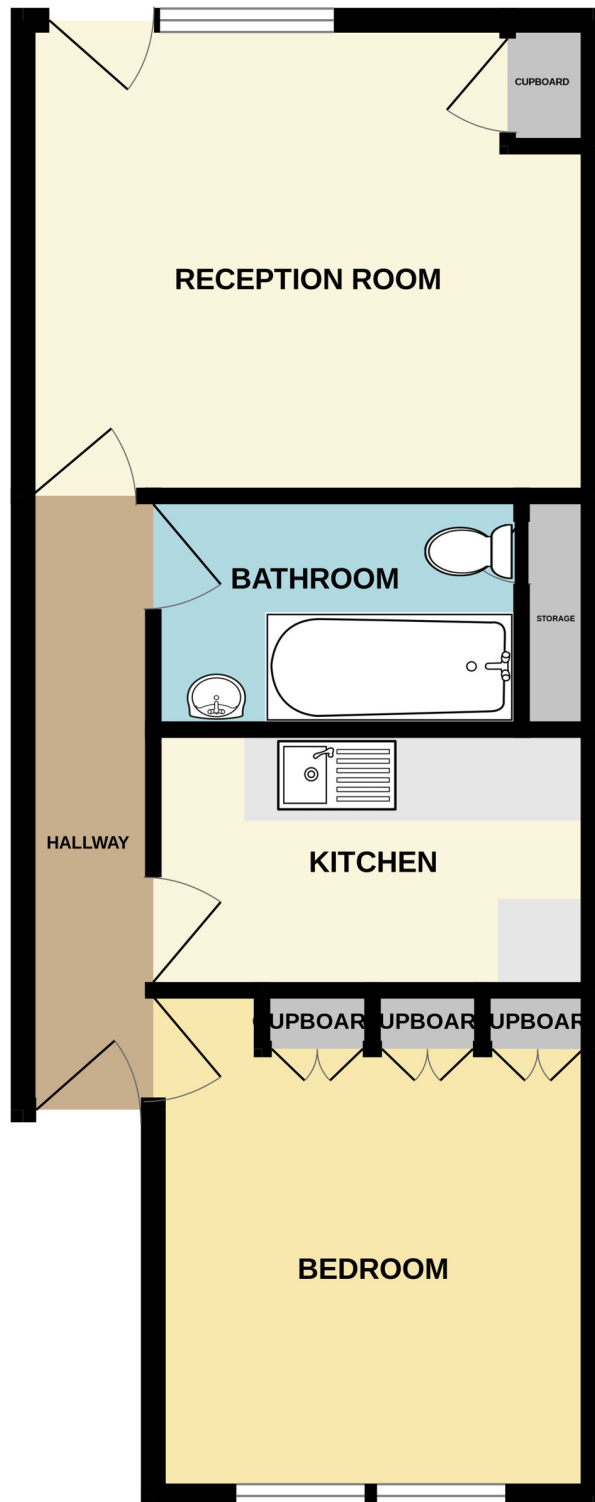
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

## Disclaimer

### Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008:

Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that 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 the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property.

GROUND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 447 sq.ft. (41.5 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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