



Bluebell Way, ILFORD

£200,000

This flat, currently listed for sale, ticks all the boxes for both first-time buyers and buy-to-let investors. Boasting two bedrooms, one bathroom, fitted kitchen, and a reception room, it offers ample space for comfortable living. A notable feature of this property is an allocated parking space. The location is a major selling point, situated off Ilford Lane and in conveniently located to Barking and Ilford Stations. Local amenities are also within easy reach, making it a practical choice for many. The current lease is 99 years from 12 October 1998 (74 years), we have been advised the ground rent is £1 per annum and the service charge is £86 per month. Don't miss this opportunity, please call our sale team for an appointment to view today!

- FIRST FLOOR FLAT
- TWO BEDROOM
- ALLOCATED PARKING
- LEASEHOLD
- COUNCIL TAX - BAND C
- EPC - C

GROUND FLOOR

ENTRANCE

Via own front door to hallway.

HALLWAY

Fuseboard, electric heater, entryphone system, storage cupboard housing hot water cylinder.

LOUNGE

Double glazed bay window to rear, vinyl flooring, electric heater.



KITCHEN

Double glazed window to rear, vinyl flooring, range of eye and base units with rolled edge worktops, tiled splashbacks, electric oven and hob, extractor hood, sink with drainer and mixer tap, plumbing for washing machine, space for tumble dryer.



BEDROOM ONE

Double glazed window to front, electric heater.



BEDROOM TWO

Double glazed window to front, electric heater.



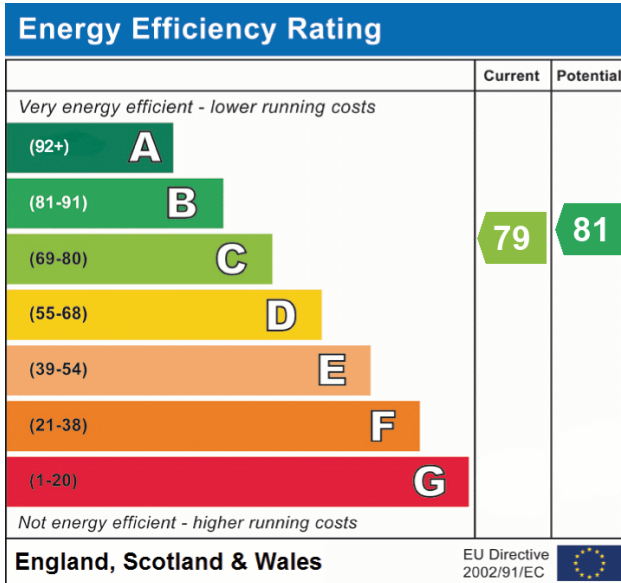
BATHROOM/WC

Double glazed opaque window to front, part tiled walls, vinyl flooring, panelled bath with mixer tap, shower attachment and glass shower screen, low flush WC, pedestal basin with mixer tap, extractor fan.



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

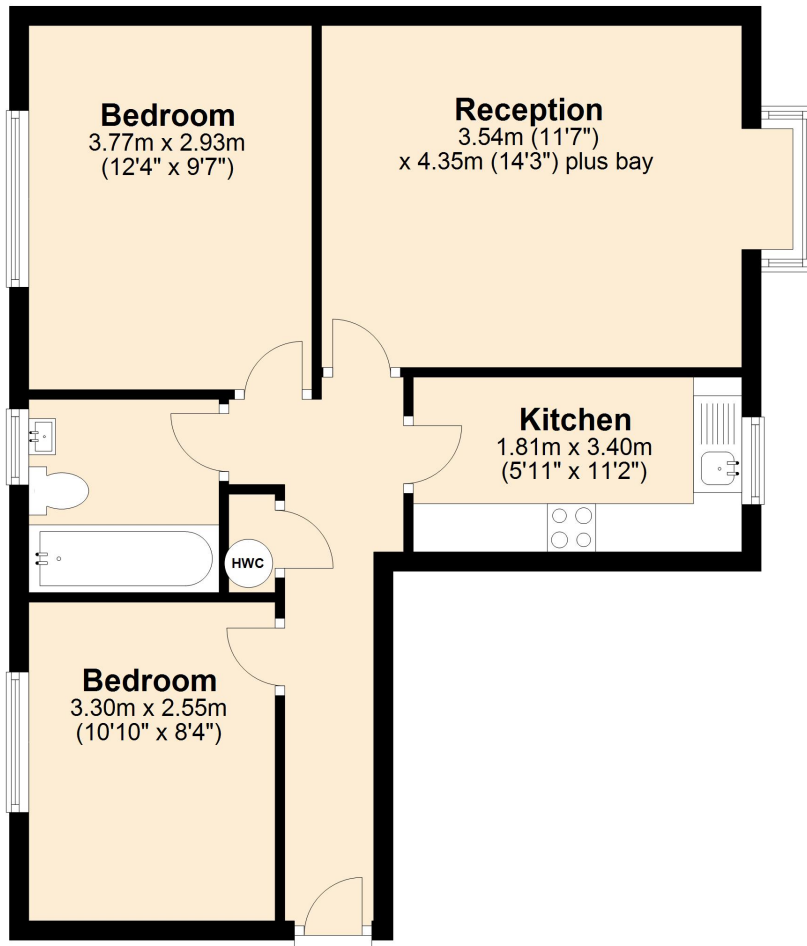
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First Floor Flat

Approx. 54.2 sq. metres (583.3 sq. feet)



Total area: approx. 54.2 sq. metres (583.3 sq. feet)