



**Knights Way  
Ilford  
Greater London  
IG6 2RS**

**Offers in Excess of £199,000**

**bettermove**

# Knights Way Ilford

Bettermove are proud to present this 1 bedroom flat in Ilford available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the communal parking area. The council tax band is B.

The property is tenanted and rental yields can be obtained through Bettermove.

This is a leasehold property with 84 years remaining on the lease; the ground rent is £10 per annum and the service charge is £80 per month.

The interior of top floor flat comprises a spacious living room, fitted kitchen, one double bedroom and the family bathroom.

Located in the popular town of Ilford, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Red bridge tube Station, the A12 and many local buses.

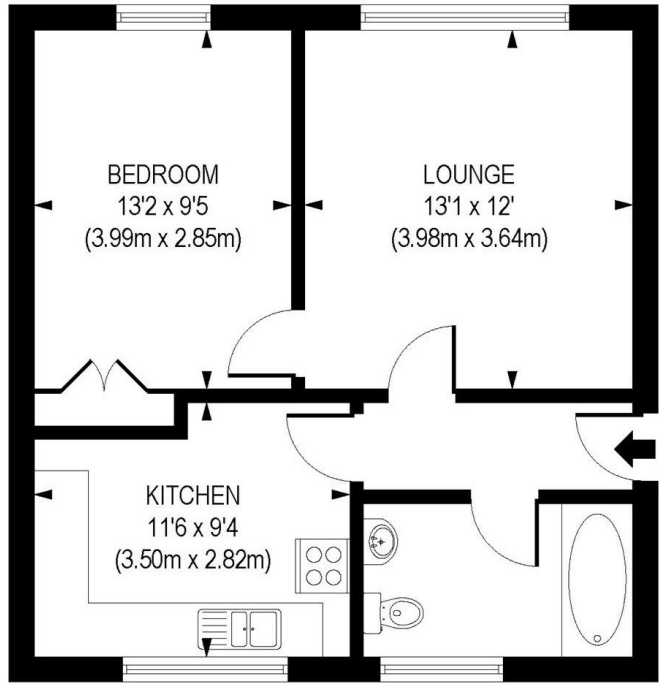
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





SECOND FLOOR

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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