

Braithwaite Avenue, ROMFORD

£200,000

NO ONWARD CHAIN!! This one bedroom, second floor flat benefits from double glazing, electric heating and good size living accommodation, making this an ideal first time buy or investment property. Conveniently located for local shops and within convenient walking distance to Chadwell Heath mainline station with its Elizabeth Line transport links. The current lease is 155 years, ground rent £90 every 6 months and service charge £240.90 every 3 months. Priced to sell so please call our ilford sales team for an appointment to view.

- NO ONWARD CHAIN
- ONE BEDROOM
- SECOND FLOOR FLAT
- LEASEHOLD
- COUNCIL TAX - BAND B
- EPC - D

GROUND FLOOR

ENTRANCE

Via communal door to communal hall, stairs to second floor, own front door to hallway.

HALLWAY

Power points, telephone point.

LOUNGE

Double glazed oriel bay window to rear, laminate flooring, wall mounted storage heater, power points.



KITCHEN

Double glazed casement window to rear, range of eye and base units with rolled edge worktops, electric oven and hob, extractor hood, stainless steel sink with single drainer and mixer tap, plumbing for washing machine, cupboard housing hot water cylinder, storage cupboard housing fuseboard.



BEDROOM

Double glazed oriel bay window to front, wall mounted electric panel heater, power points.



BATHROOM/WC


Part tiled walls, close coupled WC, pedestal basin with mixer tap and tiled splashback, panelled bath with mixer tap and shower attachment, extractor fan.



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 £300 from the company we recommend.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

What's Next?

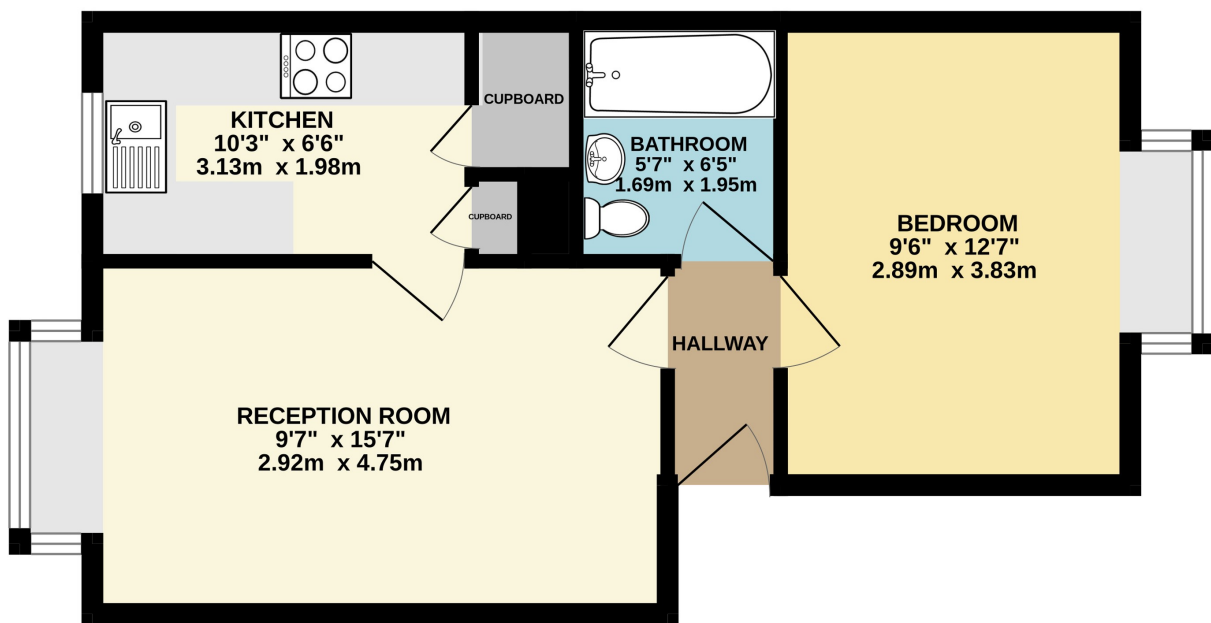
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

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.

Property Misdescriptions Act 1991: 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 ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own solicitors. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from the photograph, artists impression or plans of the property.

427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 405sq.ft. (37.6 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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