

Heathcote Avenue, CLAYHALL

£330,000

GREAT FIRST TIME BUY OR INVESTMENT!! This three bedroom, first floor flat offers good size living accommodation and benefits from double glazing and gas central heating. The current lease is 125 years from 27th June 1983, the ground rent is £10.00 per year and the service charge is £1,184.49 per year. Please call our Ilford sales team for more information and an appointment to view.

- FIRST FLOOR FLAT
- THREE BEDROOMS
- DOUBLE GLAZING/GCH
- LEASEHOLD
- COUNCIL TAX - BAND C
- EPC - B

GROUND FLOOR

ENTRANCE

Via communal door to communal hall, storage cupboard, stairs to first floor via security entryphone system, own front door to hallway.

HALLWAY

Laminate flooring, single radiator, storage cupboard, power points.

LOUNGE

13' 4" x 14' 11" to alcove (4.06m x 4.55m)

Double glazed picture and casement window to front, laminate flooring, radiator, power points, door to balcony.



KITCHEN

8' 11" x 9' 11" (2.72m x 3.02m)

Double glazed picture and casement window to rear, part tiled walls, larder cupboard, range of eye and base units with rolled edge worktops, tiled splashback, electric cooker point, one and a quarter bowl stainless steel sink with single drainer and mixer tap, plumbing for washing machine, wall mounted boiler



BEDROOM ONE

11' x 12' 2" (3.35m x 3.71m)

Double glazed picture and casement window to rear, radiator, power points.



BEDROOM TWO

10' x 10' 11" (3.05m x 3.33m)

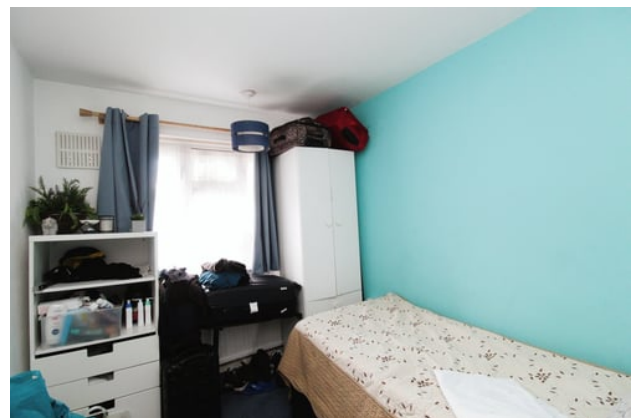
Double glazed picture and casement window to front, laminate flooring, single radiator, power points, storage cupboard.



BEDROOM THREE

7' 8" x 9' 11" (2.34m x 3.02m)

Double glazed picture and casement window to front, single radiator, power points.



BATHROOM

Double glazed opaque picture and casement window to rear, part tiled walls, laminate flooring, chrome towel radiator, vanity sink unit with mixer tap, panelled bath with mixer tap and shower attachment.



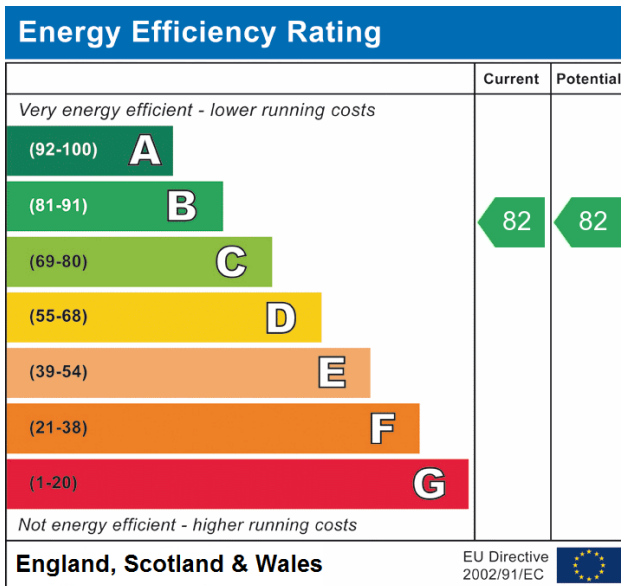
WC

Double glazed opaque picture window to rear, close coupled WC.

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 £150 from the company we recommend.

EPC



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.



Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.