



## Blackthorn Road, ILFORD

Payne & Co are pleased to offer for sale this immaculate ground-floor flat, ideal for first-time buyers/buy-to-let investors. Spanning approximately 585 square feet offering a blend of comfort and convenience. It boasts one reception room with patio doors leading to a patio area, a double bedroom, bathroom and kitchen all thoughtfully laid out to maximise the use of space. Property was fully refurbished in 2019. We have been advised by the seller that there is also the added advantage of having an allocated parking space. The current lease is 125 years from 1st June 2003 and have been advised by the vendor that the ground rent is £200 per year and the service charge is £2,000 per year.

## Offers Over £230,000

- GROUND FLOOR FLAT
- ONE BEDROOM
- ALLOCATED PARKING
- LEASEHOLD
- COUNCIL TAX - BAND B
- EPC- C



## GROUND FLOOR

### ENTRANCE

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

### HALLWAY

Two storage cupboards.

### KITCHEN

Radiator, range of fitted units with rolled worktops, electric oven, gas hob, extractor hood, sink with mixer tap, plumbing for washing machine, space for fridge freezer, integrated microwave.



### BATHROOM/WC

Radiator, panelled bath with mixer tap and shower over, WC, wash basin.



### BEDROOM

Double glazed window, radiator, built-in cupboard.



### LOUNGE

Double glazed window, radiator, double glazed french doors to parking area.



## EXTERIOR


### PARKING

Allocated parking bay.

### 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>70</b>	<b>70</b>
(55-68)	<b>D</b>		
(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 	

### What's Next?

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

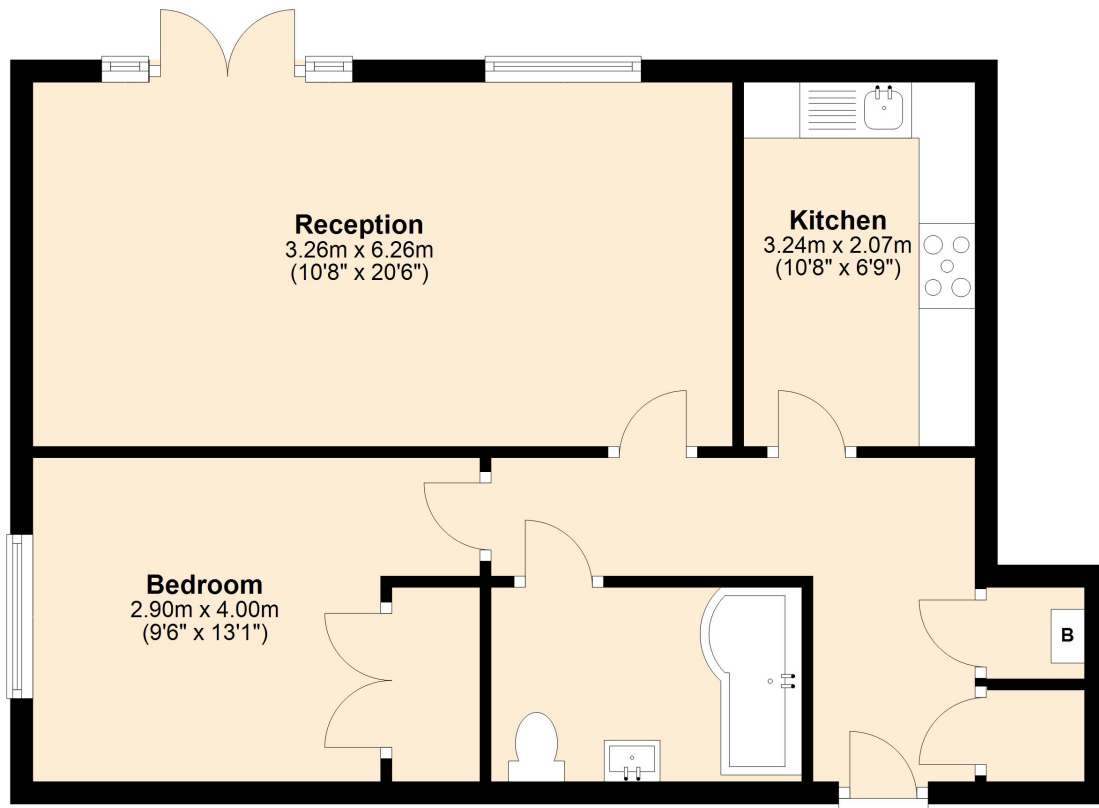
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## Ground Floor

Approx. 54.4 sq. metres (585.0 sq. feet)



Total area: approx. 54.4 sq. metres (585.0 sq. feet)

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.

Plan produced using PlanUp.