



Glandford Way, CHADWELL HEATH

£250,000

STATION LOCATION!! This two bedroom, second floor, purpose built flat is offered with no onward chain and would make an ideal first time buy or investment. Perfectly located for local bus routes, shops, Goodmayes and Chadwell Heath mainline stations with their Elizabeth Line transport links. The property benefits from double glazing, electric heating, lounge, two good size bedrooms, kitchen, bathroom/WC and allocated parking. The current lease is 125 years from 1st January 2004, ground rent £270.24 PA, service charge £1,612.45 PA, and an anticipated reserve fund of £ 74.66 PA. Priced to sell so please call our Ilford sales team for an appointment to view.

- NO ONWARD CHAIN
- TWO BEDROOMS
- SECOND FLOOR FLAT
- LEASEHOLD
- COUNCIL TAX - BAND C
- 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, cupboard housing hot water cylinder.

LOUNGE

Double glazed picture and casement window to side, two wall mounted storage heaters, power points, double glazed double doors to Juliet balcony.



KITCHEN

Double glazed picture and casement window to side, range of eye and base units with rolled edge worktops, electric oven and hob, extractor hood, recess for fridge freezer, stainless steel sink with single drainer and mixer tap, plumbing for washing machine.



BEDROOM ONE

Double glazed picture and casement window to rear, wall mounted electric heater, power points, fitted wardrobes with sliding mirror doors.



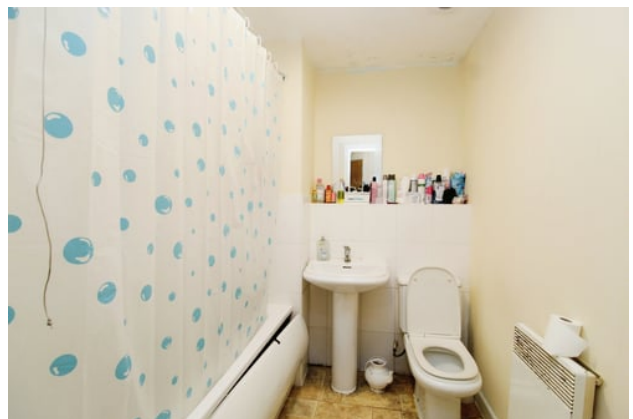
BEDROOM TWO

Double glazed picture and casement window to side, wall mounted electric heater, power points.



BATHROOM/WC

Wall mounted electric fan heater, close coupled WC, pedestal basin with mixer tap, panelled bath with mixer tap and shower attachment, extractor fan.



EXTERIOR

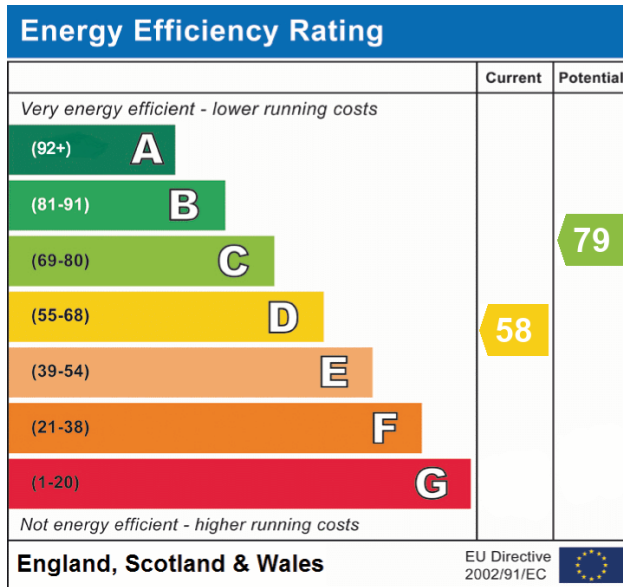
PARKING

Allocated parking space.

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



What's Next?

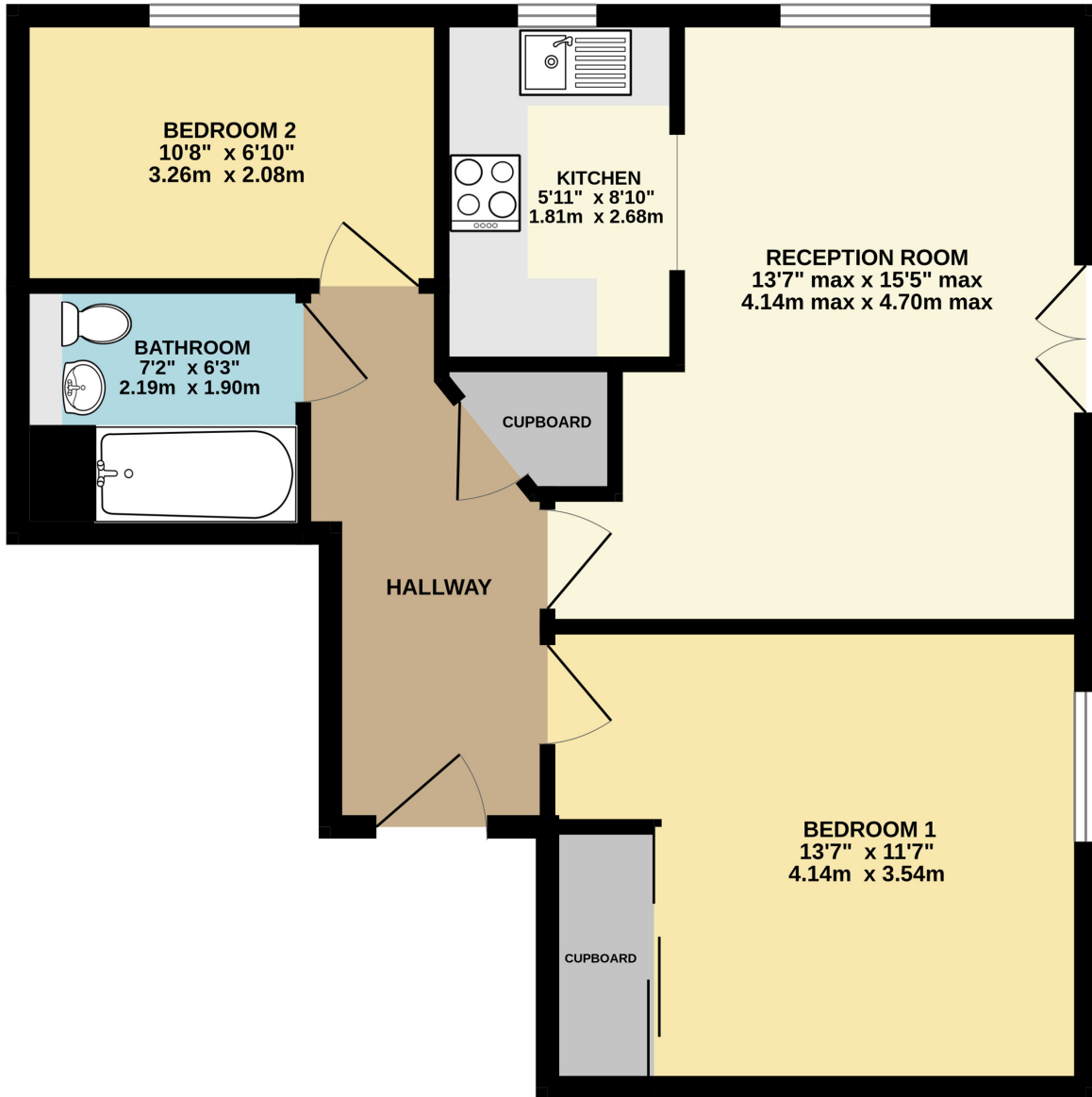
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

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.

GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 577 sq.ft. (53.6 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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