



Valentines Road, ILFORD

Guide Price £325,000 - £350,000. Payne & Co are pleased to offer for sale this whole first floor, converted, double-fronted flat, inclusive of two bedrooms, a modern bathroom, and a contemporary kitchen. The layout also includes a good sized reception room, perfect for welcoming guests. The property provides an allocated parking space and the bonus of no onward chain. We understand from the seller that the property will be offered with a new 999-year lease with a share of the freehold. The current lease is 99 years from 1st January 1978, no ground rent and no service charge. Ideally situated for Ilford's Elizabeth Line and the green expanse of Valentines Park, this flat offers a fantastic location. Please call our sales team for an appointment view today!

Guide Price £325,000

- TWO BEDROOMS
- FIRST FLOOR FLAT
- ALLOCATED PARKING SPACE
- LEASEHOLD
- COUNCIL TAX - BAND C
- EPC - C

GROUND FLOOR

ENTRANCE

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

HALLWAY

Double glazed window to rear, access to loft (We await confirmation that the loft is in the demise of the lease)

LOUNGE

Double glazed bay window to front, two radiators.



KITCHEN

Double glazed window to rear, range of eye and base units, tiled splashback, stainless steel sink with mixer tap, recess for washing machine, electric oven and hob, extractor hood, recess for fridge freezer, spotlights to ceiling, cupboard housing wall mounted boiler.



BEDROOM ONE

Double glazed bay window to front, radiator, fitted wardrobes.



BEDROOM TWO

Double glazed window to rear, radiator.



BATHROOM/WC

Opaque double glazed window to rear, tiled floor and walls, chrome towel radiator, panelled bath with mixer tap, rain shower and screen, low flush WC, vanity sink unit with mixer tap, spotlights to ceiling, extractor fan.



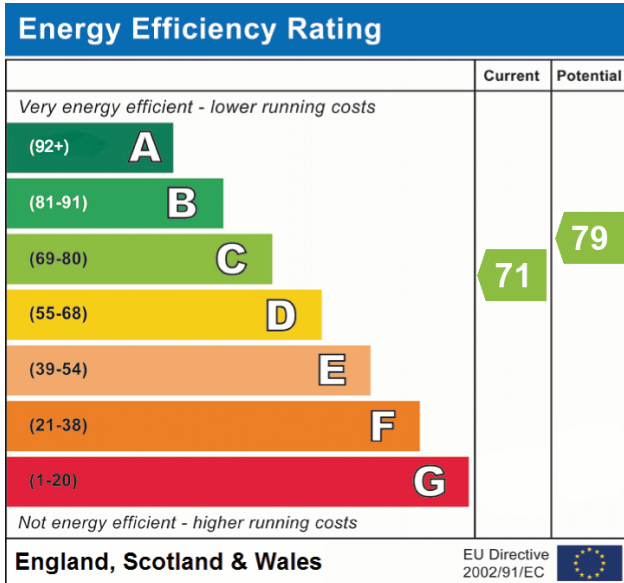
EXTERIOR

FRONT GARDEN

Allocated parking space for one car.

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.

**What's Next?**

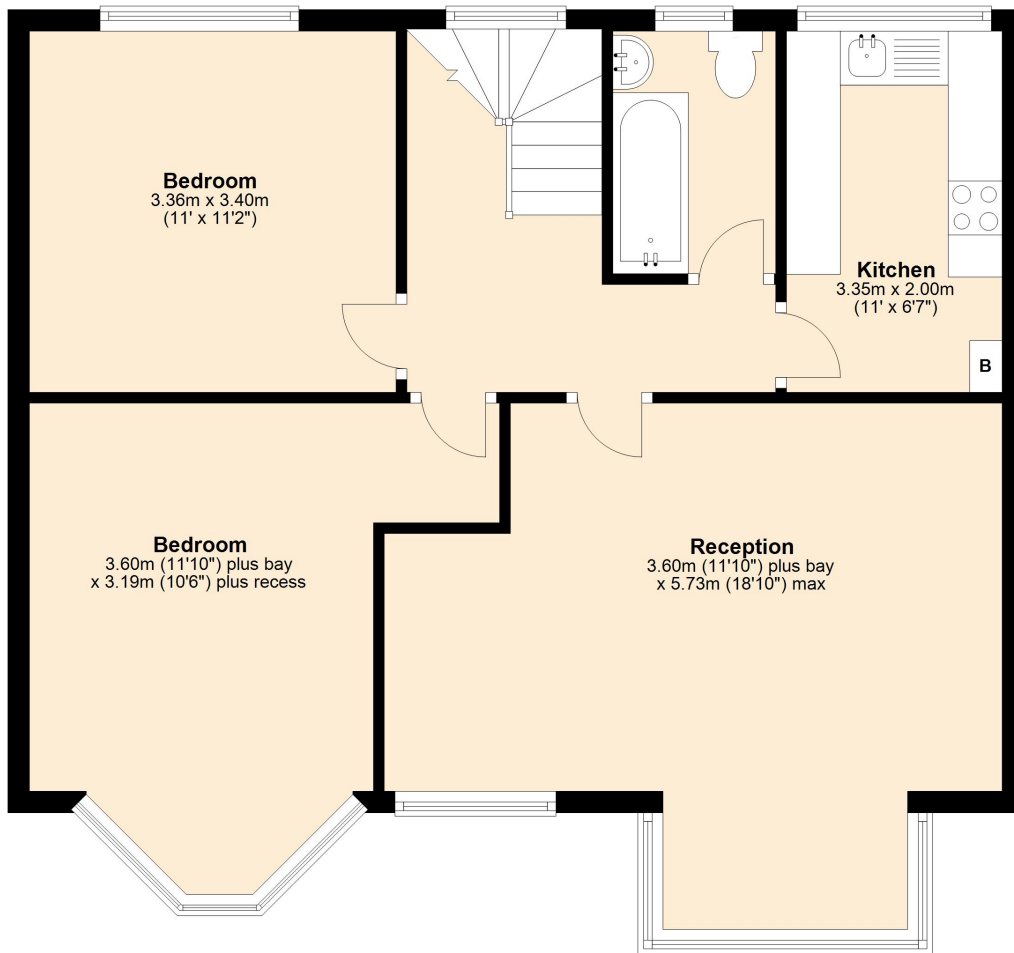
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

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First Floor Flat

Approx. 65.4 sq. metres (703.9 sq. feet)



Total area: approx. 65.4 sq. metres (703.9 sq. feet)