



Hainault Street, ILFORD

£275,000

CENTRAL ILFORD LOCATION!! This purpose built, two bedroom, first floor flat benefits from, lift to all floors, double glazing, electric heating, lounge opening to fitted kitchen, two bedrooms, en suite, family bathroom and is centrally located within Ilford, ideal for its shopping center and mainline station with its Elizabeth Line transport links. The property is currently rented at £1,425PCM. The current lease is 999 Years from 1 January 2002, the ground rent is £300 per annum and the service charge is approximately £2,800 per annum. This property is priced to sell so please call our sales office for an appointment to view.

- FIRST FLOOR FLAT
- TWO BEDROOMS
- TWO BATHROOMS
- LEASEHOLD
- COUNCIL TAX - BAND D
- EPC - C

GROUND FLOOR

ENTRANCE

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



HALLWAY

Storage cupboard.

BEDROOM ONE

10' 5" x 11' 3" (3.17m x 3.43m)

Double glazed window, laminate style flooring.



EN-SUITE SHOWER/WC

Shower cubicle, WC, wash basin.

BEDROOM TWO

8' 4" x 11' 3" (2.54m x 3.43m)

Double glazed window, laminate style flooring.



BATHROOM/WC

Panelled bath with mixer tap and shower attachment, WC, wash basin.



LOUNGE

11' 1" x 14' 9" (3.38m x 4.50m)

Dual aspect double glazed windows, laminate style flooring, radiator, open to kitchen.



KITCHEN

5' 10" x 11' 5" (1.78m x 3.48m)

Double glazed window, tiled floor, part tiled walls, range of eye and base units with rolled edge worktops, electric oven and hob, recess for fridge freezer, stainless steel sink with single drainer and mixer tap, plumbing for washing machine and slimline dishwasher, storage cupboard.



Disclaimer

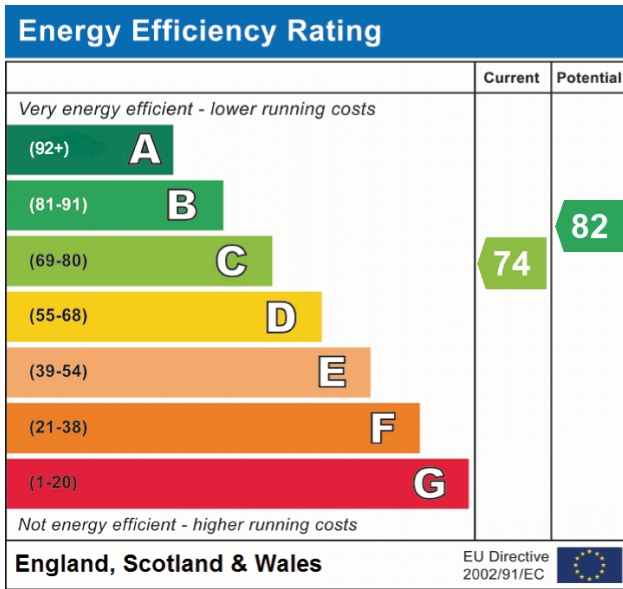
Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008:

Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that 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 the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property.

AGENTS NOTE

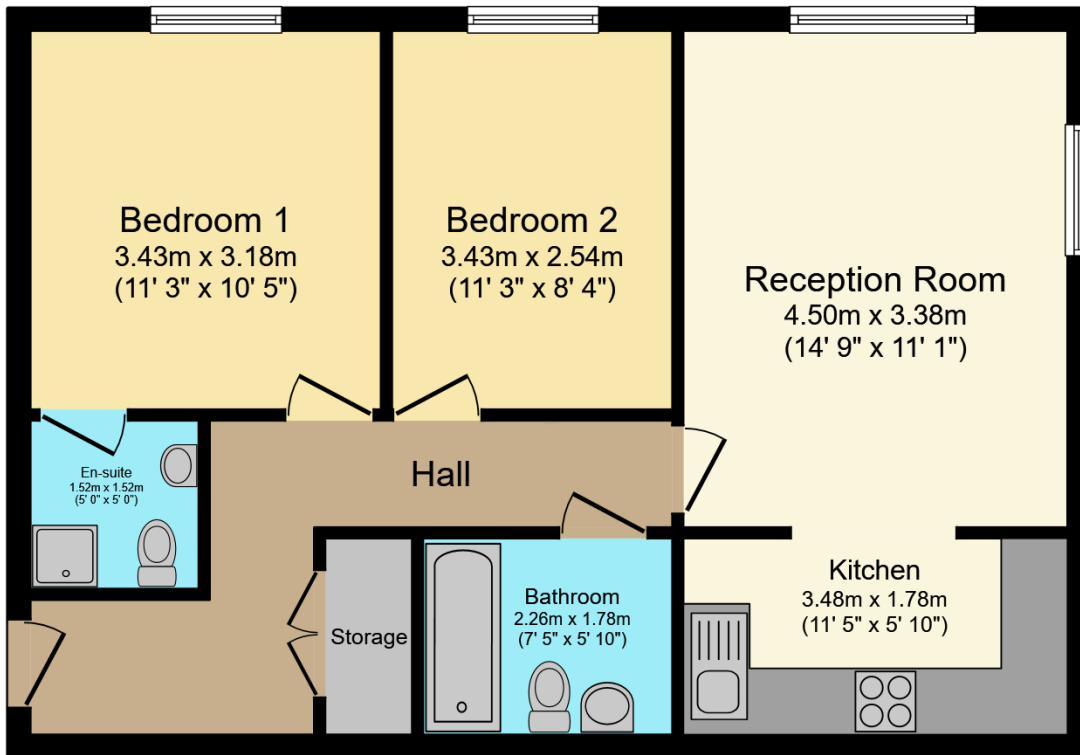
Our established contacts mean that we are able to recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £300 from the company we recommend.

EPC



What's Next?

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



Floor Plan

Floor area 59.9 m² (645 sq.ft.)

TOTAL: 59.9 m² (645 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

PAYNE & Co