



Framlingham Court, Glandford Way, Chadwell Heath, RM6 4UR

Offers In Excess Of £240,000

Located in the London Borough of Redbridge, we are pleased to offer for sale this TWO BEDROOM MODERN THIRD FLOOR FLAT. The accommodation comprises of Lounge/Diner giving access to the Balcony, Fitted Kitchen and Bathroom Suite. Externally the property boasts an allocated parking space. This modern flat is ideal for first time buyers and buy to let investors. Call now to arrange your viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		77	79
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



Scan here for a direct link to our website

AGENTS NOTE: "We routinely refer buyers and sellers to solicitors and conveyancers. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we would receive a referral fee of between £120 and £200 including VAT from them for recommending you to them."

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.

GROUND FLOOR

Entrance

Communal door with entry phone system.

THIRD FLOOR

Entrance

Via own front door to front.

Hallway

Lounge/Diner

14'11 x 11'

Kitchen

8'10 x 8'1

Bedroom One

11'5 x 8'10

Bedroom Two

9'1 x 7'9

Bathroom Suite

Balcony

EXTERIOR

Allocated parking space.

LOCATION

Located directly off Grove Road on a sought after modern development offering easy access to Chadwell Heath and Goodmayes mainline stations with the arrival of cross rail. Numerous bus routes and excellent road links via A12. Central of Chadwell Heath, Ilford and Romford town centres and King George Hospital.