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Flat 1 Foresters Court
Barkingside, Essex IG6 1AR
Price £275,000

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**** CHAIN FREE **** Arbon & Miller are privileged to offer this spacious purpose built two bedroom first floor flat situated on Veronique Gardens immediately off Ashurst Drive. The property is positioned within close proximity to local shopping facilities, schools and bus services which offer access to both Barkingside High Street and Ilford Town Centre, this property is also within 3/4 of a mile from Gants Hill Station which provides direct access to Stratford Station within approx 15 minutes and Liverpool Street Station within approx 25 minutes. The property consists of a spacious Reception Room, fitted Kitchen and Bathroom, two well-proportioned Bedrooms, and communal Rear Gardens to the external area. We believe that an internal inspection is required to appreciate the properties many key features.

ENTRANCE HALL 13'10 x 3' (4.22m x 0.91m)

Entrance door, radiator, wood strip style flooring, telephone intercom system, access to loft space, coved cornice, built-in storage cupboard, doors to:

RECEPTION ROOM 11' x 13'4 (3.35m x 4.06m)

Three light double glazed window with fanlight over radiator, wood strip style flooring, coved cornice.

KITCHEN 10'10 x 7' (3.30m x 2.13m)

Range of base and wall units, working surfaces, cupboards and drawers, one and a half bowl stainless steel sink top with mixer tap and drainer, four ring gas hob with extractor fan over, built-in oven, plumbing for washing machine, tiled splashback, wall mounted Valiant combi-boiler, tiled floor, spotlights to ceiling, coved cornice, radiator, double glazed window to flank.

BEDROOM ONE 13'4 x 8'1 (4.06m x 2.46m)

Two light double glazed window with fanlight over, fitted wardrobe cupboards to one wall, wood strip style flooring, coved cornice, radiator.

BEDROOM TWO 8'9 x 7' (2.67m x 2.13m)

Two light double glazed window with fanlight over, radiator, wood strip style flooring, coved cornice.

BATHROOM 7'4 x 5'5 (2.24m x 1.65m)

Panel enclosed bath with mixer tap and shower attachment, low level wc, vanity wash basin with mixer tap, heated towel rail, tiled walls, tiled floor, spotlights to ceiling, built-in extractor fan, obscure double glazed window.

EXTERIOR

Communal gardens to rear. Allocated car parking space to front.

LEASE

93 years remaining

SERVICE CHARGE

£1,800 per annum.

GROUND RENT

£80 per annum.

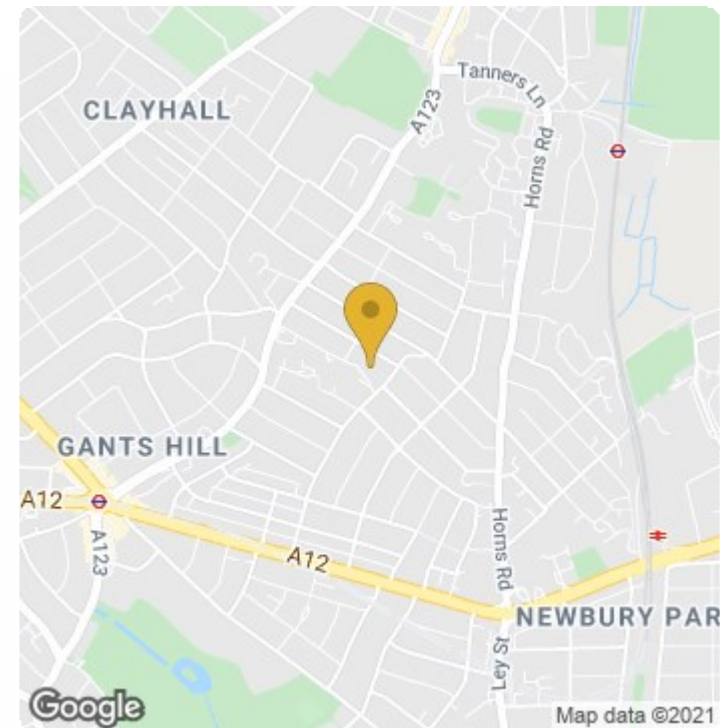
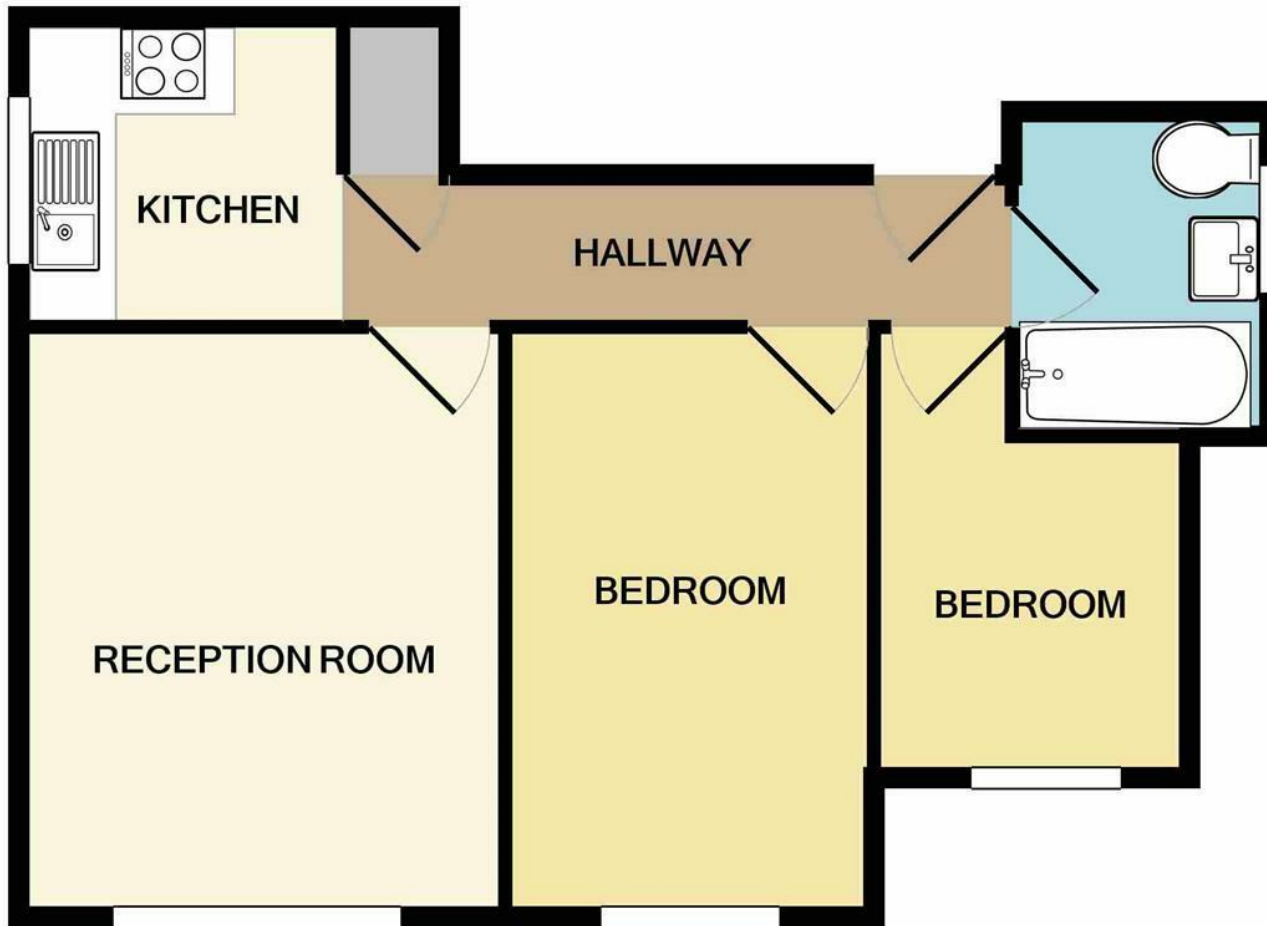
AGENTS NOTE

All lease details need to be verified by the respective solicitors.

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Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	67	75
England & Wales	EU Directive 2002/91/EC	



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