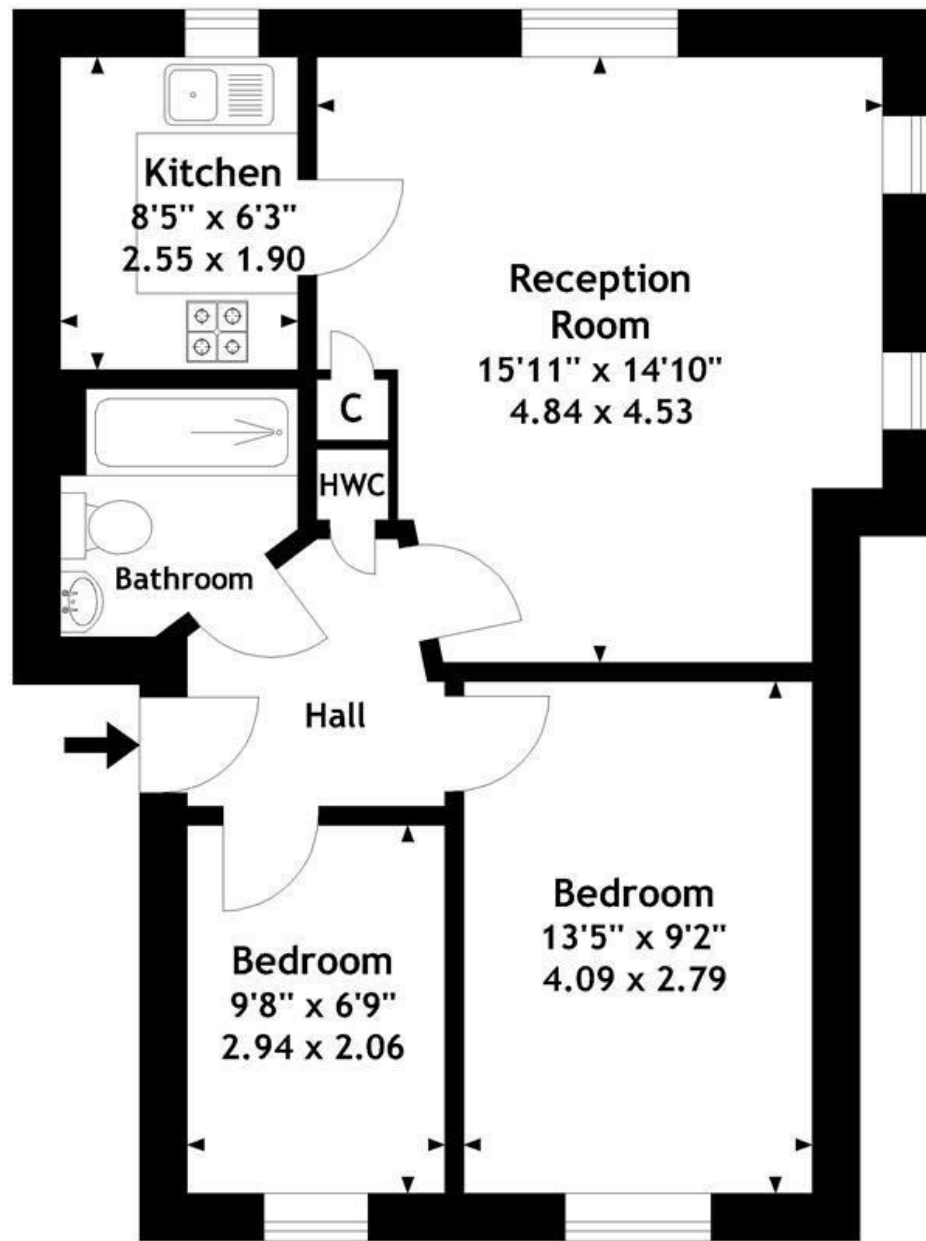
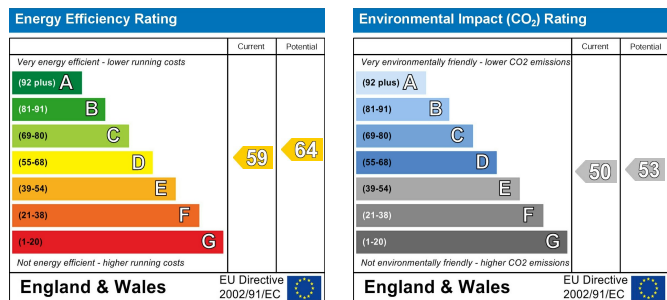


FLOORPLAN

Approx. Gross Internal Area
560.95 Sq.Ft - 52.11 Sq.M



Drawing by plan-max.co.uk Ref no:RA/16800/AX
Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. The plan is for illustrative purpose only and should only be used for this purpose as a visual aid. Decorative finishes, fixtures, fittings and furnishings may not represent



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Burns Avenue, Chadwell Heath, Romford, RM6 4DN £1,150 Per Month

Situated in one of Chadwell Heath's more sought after developments, is this TWO BEDROOM GROUND FLOOR PURPOSE BUILT FLAT. The property is located off Chadwell Heath High Road, approximately a quarter of a mile to both Chadwell Heath and Goodmayes stations.

In our opinion the property is maintained to a very high standard with a large reception room, a contemporary fitted kitchen, a spacious double bedroom and a good size single bedroom, and modern bathroom, allocated parking bay. Internal inspection recommended.

- TWO BEDROOMS
- IN BETWEEN CHADWELL HEATH & GOODMAYES STATION
- DOUBLE BEDROOM
- MODERN BATHROOM
- UNFURNISHED
- GROUND FLOOR FLAT
- SPACIOUS RECEPTION ROOM
- CONTEMPORARY FITTED KITCHEN
- ALLOCATED PARKING
- AVAILABLE 15TH APRIL

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.

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GROUND FLOOR:

Communal Entrance Hall:

Entrance via communal doorway with entry phone system. Entrance into Ground Floor Flat.

Entrance Hall:

Entrance via own front door. Laminate flooring. Smooth walls to coved and textured and ceiling. Entrance into Lounge:

Lounge:

14'11 x 10'10



Three double glazed windows. Smooth walls to coved and textured ceiling. Built-in storage cupboard. Economy seven heater (untested). (Please note on completion there will be two economy seven heaters in the Lounge). Entrance into Kitchen:

Kitchen:

8'3 x 6'2



Double glazed window. Range of floor and wall mounted kitchen units in White with brush chrome handles and rolled edge worktops. Stainless steel sink unit with single bowl, drainer and mixer taps.

Space for fridge. Plumbing for washing machine. Tiled effect flooring. Fitted wine rack. Space for electric cooker. Tiled splashbacks. Open corner unit. Extractor fan (untested).

Bathroom/w.c.:



Directly off hallway. Three piece suite comprising panelled bath with mixer taps and shower attachment and wall mounted electric shower (untested) with shower screen and tiled surrounds, low flush w.c. and pedestal wash hand basin with mixer taps and tiled splashbacks. Smooth walls to remainder. Textured ceiling. Wall mounted electric heater (untested). Tiled effect vinyl floor covering.

Bedroom Two:

9'7 6'9



Double glazed window. Wall mounted economy seven heater (untested). Smooth walls to coved and textured ceiling.

Bedroom One:

13'4 x 9'1



Double glazed window. Coved ceiling. Economy seven heater (untested). Laminate flooring.

EXTERIOR:

Allocated Parking:

Various Visitors Bays:

Communal Gardens:

FRONT

