



TWO DOUBLE BEDROOMS

ENSUITE TO MASTER BEDROOM

CLOSE TO GANTS HILL STATION

PRIVATE BALCONY

FIFTH FLOOR

CLOSE TO LOCAL AMENITIES

Viewings via Video Call Available



Reduced to sell £370,000

****VIRTUAL TOURS AND VIEWINGS AVAILABLE**** – With rapid changes happening day-to-day, we are always looking to keep our potential clients up to speed while giving everyone a stress-free and safe experience. To alleviate any worries, we have carried out virtual tours of all properties which can be sent out, as requested, and will offer video call viewings.

Ideal Locations are pleased to present to the market this spacious two bedroom apartment located in 'The Point'. The Point is a new development located within two minutes of Gants Hill underground station. The property benefits from two double bedrooms with ensuite to master bedroom, a well appointed kitchen, spacious lounge with double glazed French door to private balcony.

The property is located close to all local amenities as well supermarkets, shops, bars and restaurants as well as Valentines Park.

This property will appeal to owner occupiers and investors alike. Call now to register your interest and to book a viewing.

Lease information to follow, Service charge approx £1400 per annum

Entrance

Entrance to communal area via video entry system. Lifts and stairs to all floors.

Hallway

Entrance is via own front door to hallway with storage cupboards, radiator, doors to rest of the accommodation.

Lounge 14ft 6in x 12ft 6in (4.4m x 3.8m)

Spacious lounge with double glazed French doors to own private balcony. Radiator, carpet.

Master Bedroom 13ft 9in x 13ft 9in narrowing to 9ft 6in (4.2m x 4.2m narrowing to 2.9m)

Double glazed window, radiator, carpet

Ensuite 8ft 4in x 3ft 8in (2.54m x 1.17m)

Tiled walls and floor, shower enclosure with shower mixer, close coupled WC, pedestal wash hand basin with mixer tap, chrome towel radiator, extractor fan.

Bedroom 10ft 3in x 10ft 3in (3.1m x 3.1m)

Double glazed window, radiator, carpet.

Kitchen 7ft 2in x 5ft 6in (2.17m x 1.71m)

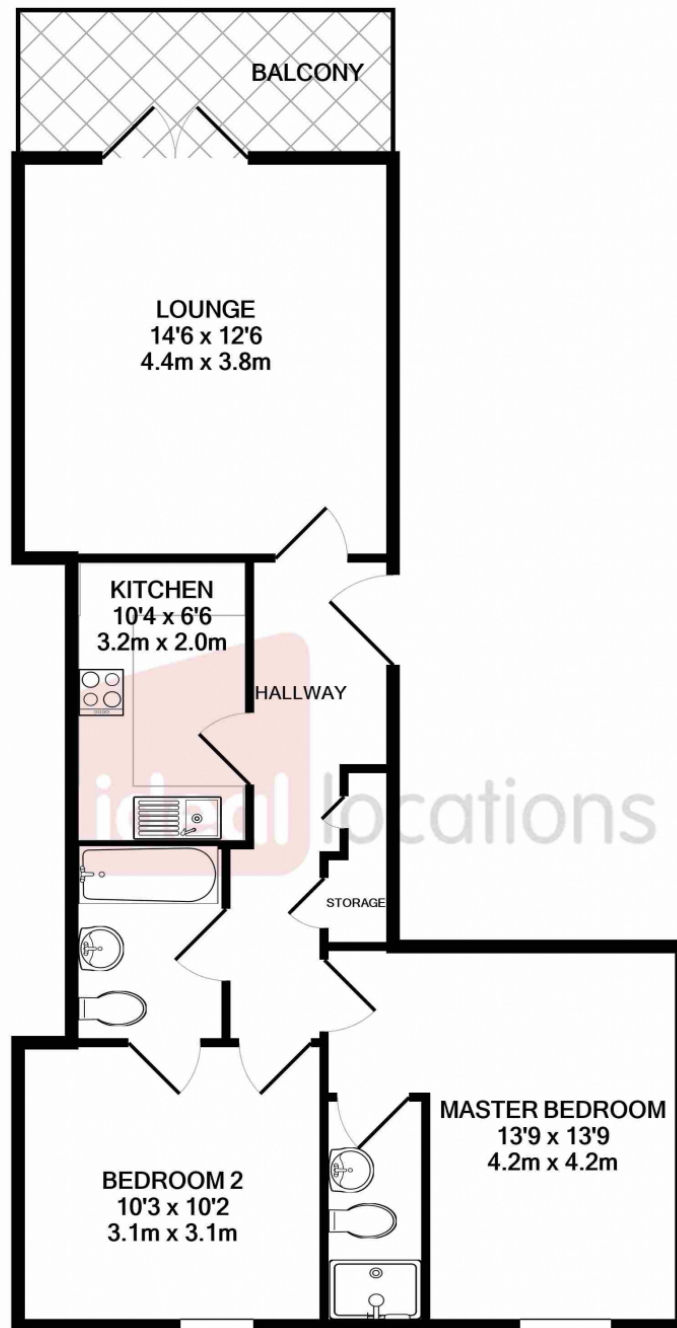
White modern handleless kitchen units with gloss black worksurfaces with matching uprights and splashback. Stainless steel sink with mixer tap, electric hob, integrated oven and extractor. Tiled floor.

Bathroom 7ft 2in x 5ft 6in (2.17m x 1.71m)

Tiled walls and floor, enclosed panel bath with mixer tap and thermostatic shower. Pedestal wash hand basin with mixer tap, close coupled WC, chrome towel radiator.

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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



TOTAL APPROX. FLOOR AREA 681 SQ.FT. (63.3 SQ.M.)

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
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		87	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	