



City Gate House, Gants Hill, IG2
Leasehold

Guide Price: £230,000



Location, Location, Location!!!

As the vendors favoured agent Dwelling Solutions are pleased to offer for sale this well maintained modern one bedroom flat. Located on the 6th floor, the property provides great views of the local area. The property is located within the ever-popular Gants Hill area with its vast array of local shops, restaurants and bars not to mention the fantastic transport links, with bus stops and Gants Hill underground station (central line) being within a 5 minute walk. This property would make a great first-time home or an ideal buy-to-let property due to the high demand for rental properties within this popular building and Area.

Dwelling Solutions Limited
859 High Road, Goodmayes, IG3 8TG

Call 0208 597 9176 to arrange a viewing



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The property is currently rented to professional tenants. The property is being sold with no onward chain.

Features:

- Modern flat
- Double glazed
- Laminate flooring
- Integrated Kitchen appliances
- Walking distance to Gants Hill station
- Close to public transport and local amenities
- **No onward chain**

Access via wide double-glazed door, intercom access, stairs to all floors, lifts to all floors

Entrance

Hard wooden door leading to hallway

Hallway

Wall mounted intercom phone, smoke alarm, telephone port, electrical sockets, doors leading to the living room, bathroom and bedroom, laminate flooring, storage cupboard housing emersion tank.

Open plan Living / kitchen: Size: 22'06 x 10'03

Double glazed sliding window frame to side aspect, light fixture, radiator, electrical sockets, telephone port, laminate flooring.

Kitchen:

A Range of wall and base units with laminate rolled edge work surfaces above. stainless steel sink and drainer with mixer tap, Part tiled walls around the worktop areas, electric cooker hob, integrated oven/grill, integrated extractor fan, integrated washing machine/dryer, electrical sockets, vinyl flooring.

Bedroom 1: Size: 10'6 x 9'09

Double glazed window to side aspect, light fixture, electrical sockets, radiator, built in storage cupboard, laminate flooring.

Bathroom: size: 6'10 x 5'08

Partly tiled walls, 3-piece bathroom suite comprising of w/c, wall mounted wash hand basin with silver mixer tap, bath tub with silver mixer tap, wall mounted thermostatic shower system, foldable shower screen, wall mounted electric heater, vinyl flooring.

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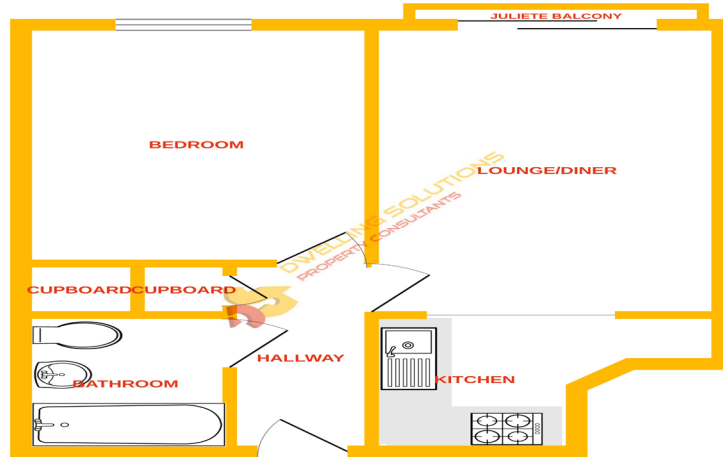
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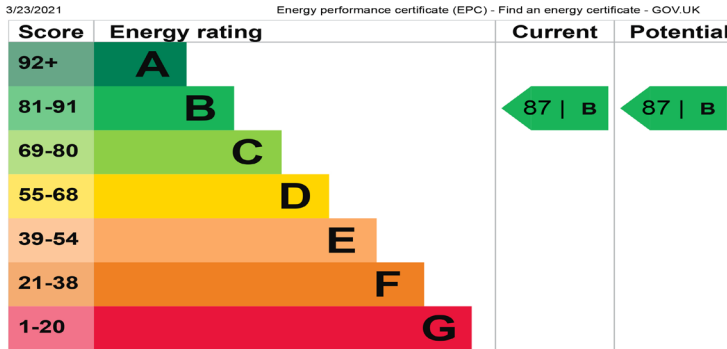


Floor Map



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not 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. Made with Bluebeam 12/2022

Energy Performance Certificate



The graph shows this property's current and potential energy efficiency.
 Properties are given a rating from A (most efficient) to G (least efficient).
 Properties are also given a score. The higher the number the lower your fuel bills are likely to be.
 The average energy rating and score for a property in England and Wales are D (60).

All Photographs are for guidance purposes only, items, fixture & fittings shown are not included unless specified separately. All measurements are approximate; no responsibility is accepted as to the accuracy of these particulars or statements made by our principles or staff concerning the above property and any intending purchaser must satisfy themselves as to the correctness of such statements and these particulars.

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