



Guide price £250,000

## Key features

- Ground Floor Flat
- Two Bedrooms
- 0.5 Miles Of Station
- EPC Rating - C
- Chain Free
- Allocated Parking
- Redbridge Borough

## Full description

Ideal locations are pleased to offer for sale this two bedroom ground floor apartment in Chadwell Heath. The property comprises: Entrance hallway, lounge, kitchen, bathroom/WC. The property also benefits from allocated parking and no onward chain. EPC Rating- C.

## Location

The property is situated within approximately 0.5 miles of Chadwell Heath rail station (which is part of the Crossrail project). The property is located within the London Borough of Redbridge, which is renowned for its award-winning parks, excellent transport links, thriving shopping areas, and high-performing schools.

(L x W)

Reception room: 4.59m x 3.36m

Kitchen: 3.64m x 2.67m

Bedroom 1: 2.70m x 3.47m

Bedroom 2: 2.30m x 2.34m

Bathroom: 1.58m x 2.73m

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.



**EPC**

**Coming soon**

