



Aspen Court, Stoneleigh Road
Clayhall, Essex, IG5

Offers In Region Of
£300,000
Leasehold

Property Summary

**** CALLING ALL FIRST TIME BUYERS OR INVESTORS - CHAIN FREE PROPERTY **** Located within this modern purpose built block is this two bedroom ground floor flat, which is being offered for sale chain free. The property offers en-suite facilities as well as an additional bathroom, a good size lounge with French doors leading to communal gardens together with a modern kitchen. The block offers a security entry phone system, and secure allocated parking facilities. We are informed that the property has a 108 year lease, service charge of £2400 per annum, and ground rent of £200 per annum. EPC rating C, Council Tax Band C.



Ground Floor



Total area: approx. 64.2 sq. metres (691.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Two Bedrooms
- En-Suite & Family Bathroom
- Large Lounge
- Modern Kitchen
- Entryphone System
- Communal Gardens
- Ground Floor Property
- Chain Free
- Ideal First Time Purchase Or Buy To Let
- Allocated Parking Space

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every

