



GUIDE PRICE £300,000 to £325,000

Sandra Davidson are pleased to present an opportunity to acquire a rare two bedroom First floor maisonette situated on a very popular road in Redbridge. The property features a lounge, two bedrooms, fitted kitchen, bathroom and separate WC on the First Floor whilst also benefiting from a Long Lease. The property is within the Beal school catchment area, is close walking distance to Gants Hill Central Line station and can only be appreciated by an internal inspection. The property is offered CHAIN FREE and comprises:-



ENTRANCE

Via own front door into entrance hall with; fitted carpet, light, leaded double glazed window to front, carpeted stairs to first floor landing.

Firs floor landing with wood flooring, double glazed window to flank, fitted cupboard, radiator, light, doors to:

LOUNGE 5.35m max into bay 3.75m max into alcove (17'7" max into bay 12'4" max into alcove)

Double glazed bay window to rear, radiator, fitted carpet, ceiling rose with inset light, timber fire surround

KITCHEN 3.3m x 2.33m (10'10" x 7'8")

Fitted wall and base units, work surface with tiled upstand, one bowl sink with drainer, four ring freestanding gas cooker with extractor hood over, wall mounted boiler, space and services for washing machine, double glazed window to rear, partly tiled walls, tiled flooring, light

BEDROOM ONE 4.43m x 3.46m (14'6" x 11'4")

Double glazed window to front, radiator, fitted carpet, ceiling rose with inset light

BEDROOM TWO 4.63m x 2.41m (15'2" x 7'11")

Double glazed window to front, further two light oriel bay window to front, radiator, fitted carpet, ceiling rose with inset light

BATHROOM 1.88m x 1.51m (6'2" x 4'11")

Suite comprising; bathtub with power shower over, low level WC, pedestal hand wash basin, chrome plated heated towel rail, vinyl flooring, partly tiled walls, double glazed window to flank, light

SEPARATE WC

Low level WC, double glazed window to flank, partly tiled walls, tiled flooring, light

EXTERIOR

On street parking to front

LEASE

Lease of over 900 years remaining

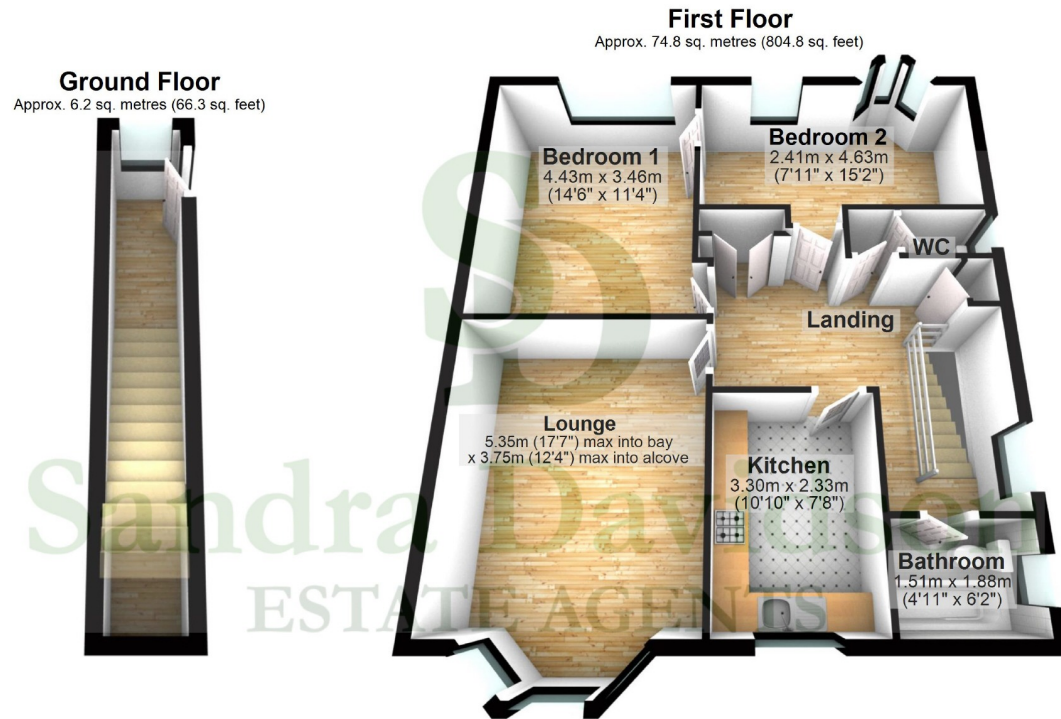
Service charge + Ground rent: £80 per annum





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		61	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
		55	80



This plan is for illustration purposes only and may not be representative of the property. Plan created by Sandra Davidson Estate Agents www.sandradaavidson.com. Plan produced using PlanUp.