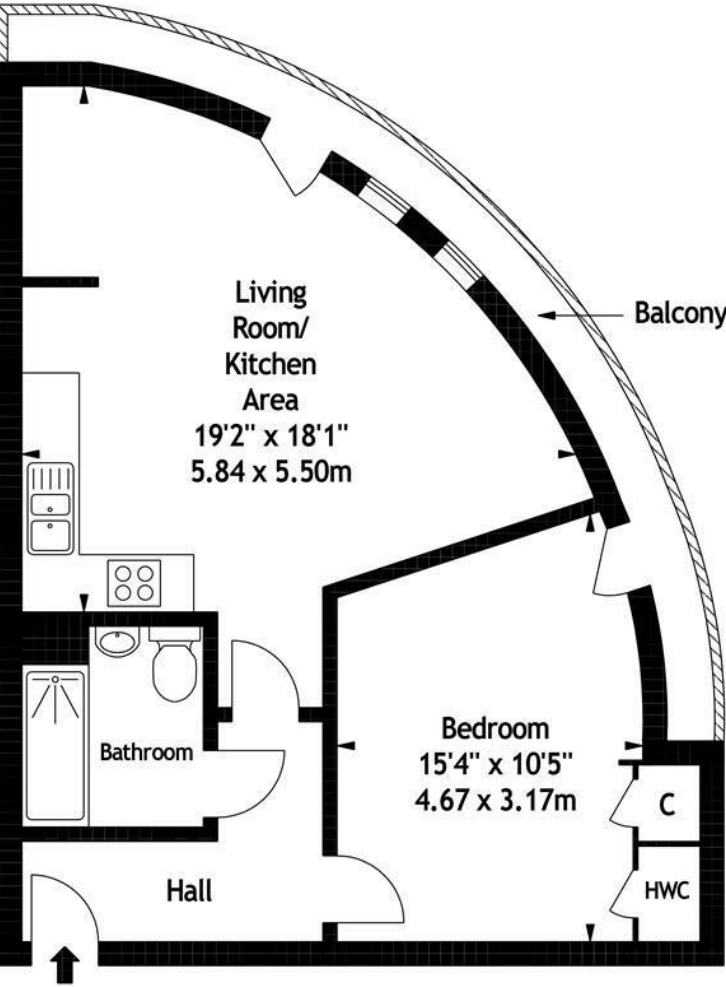


FLOORPLAN
Approx. Gross Internal Area
532 sq.Ft - 49.45 sq.M



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. The plan is for illustrative purpose only and should only be used for this purpose as a visual aid. Decorative finishes, fixtures, fittings and furnishings may not represent the current state of the property or proposed addition. Not to scale. Not to be used for local authority applications.

ASHTON
Est. 1902

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Offers In Excess Of £225,000

Located on this extremely sought after development ideally located for Newbury Park Central Line Station. Being offered for sale with NO ONWARD CHAIN, we are pleased to offer, which in our opinion, is this EXEPTIONALLY WELL MAINTAINED AND PRESENTED ONE BEDROOM FIRST FLOOR PURPOSE BUILT APARTMENT. The accommodation comprises of an open-plan living room/kitchen, three piece bathroom suite. Externally the property boasts a good size balcony with access from the open-plan living room/kitchen. Communal gardens and secure allocated underground parking space. The property is ideal for first time buyers and buy to let investors. Call now to arrange your viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	77	82
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) 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	73	73
EU Directive 2002/91/EC		



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AGENTS NOTE: "We routinely refer buyers and sellers to solicitors and conveyancers. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we would receive a referral fee of between £120 and £200 including VAT from them for recommending you to them."

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.

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GROUND FLOOR

Entrance

via communal door with entry phone system. Lift and stairs giving access to upper floors.

FIRST FLOOR

Entrance

Via own front door into hallway.

Spacious Hallway

Entry phone system. Electric wall heater. laminate wood effect flooring. Access to open-plan lounge/kitchen, bedroom and bathroom suite.

Open-Plan Living Room/Kitchen

19'2 x 18'1

Living Room Area - Tall double glazed windows. Double glazed door giving access to balcony. Two electric wall heaters. Laminate wood effect flooring.

Kitchen Area - Range of fitted wall and base units. One and half stainless steel sink bowl insert. AEG brush stainless steel electric oven. Electric hob with stainless steel splashback behind. Stainless steel Chimney style extractor hood. Plumbing for washing machine. Space for fridge/freezer. Roll top work surfaces and splashback.

Bedroom

15'4 x 10'5

Tall double glazed door giving access to balcony. Fitted cupboard. Fitted cupboard housing water heater. Electric wall heater. Laminate wood effect flooring.

Bathroom

Extractor fan. Square panel bath. Pedestal wash hand basin. Low flush wc. Chrome electric radiator towel rail. Tiled around bathroom suite. Lino flooring.

EXTERIOR

Balcony.

Communal Gardens.

Secure underground parking space. With an additional visitor parking permit.

LOCATION

The property offers easy access to schools, Newbury Park, Gants Hill and Barkingside central line stations. Ilford mainline station with the arrival of cross rail, numerous bus routes and excellent road links via A12. Central to Ilford and Romford town centres and King George hospital.

