

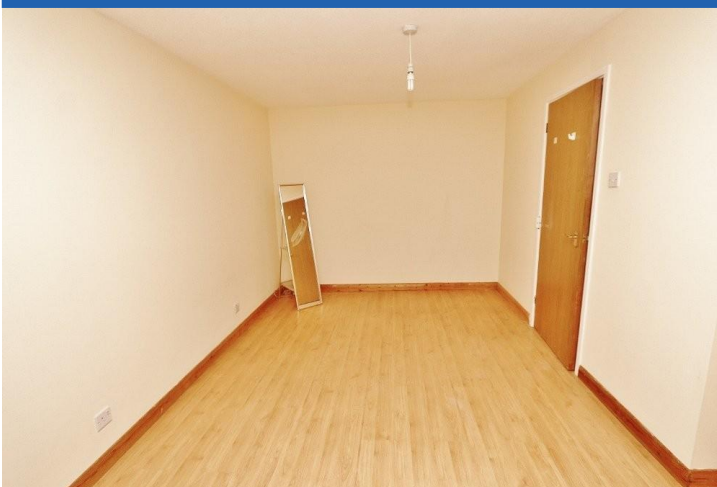


Lincoln Court | 634-658 Eastern Avenue | Ilford | IG2 6PR

Walking Distance to Both Newbury Park Central Line Station and Gants Hill Central Line Station. This One Bedroom First Floor Flat is in a fantastic location, would make a perfect First Time Buy or Buy to Let Investment. The property has a high lease, parking space and has been newly repainted.

Guide Price £220,000 – £230,000

- Sold with No Chain
- Great for Investors & First Time Buyers
- High Lease
- Walking Distance to Newbury Park Station



Property Description

Walking Distance to Both Newbury Park Central Line Station and Gants Hill Central Line Station. This One Bedroom First Floor Flat is in a fantastic location, would make a perfect First Time Buy or Buy to Let Investment. The property has a high lease, parking space and has been newly repainted.

The property is being sold with No Onward Chain

Entrance Hall:

Bedroom: 13'6 x 11'10 (To Bay)

Living Room/Diner: 12'6 > 10'5 x 14'4

Kitchen: 11'1 x 5'2

Bathroom:

Storage Cupboards

One Allocated Parking Space

Lease: 94+ Years

Ground Rent: £50 Per Annum Approx.

Service Charge: £75 Per Month Approx.

Disclaimer: Information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



Tenure

Leasehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

13 Clockhouse Lane

Romford

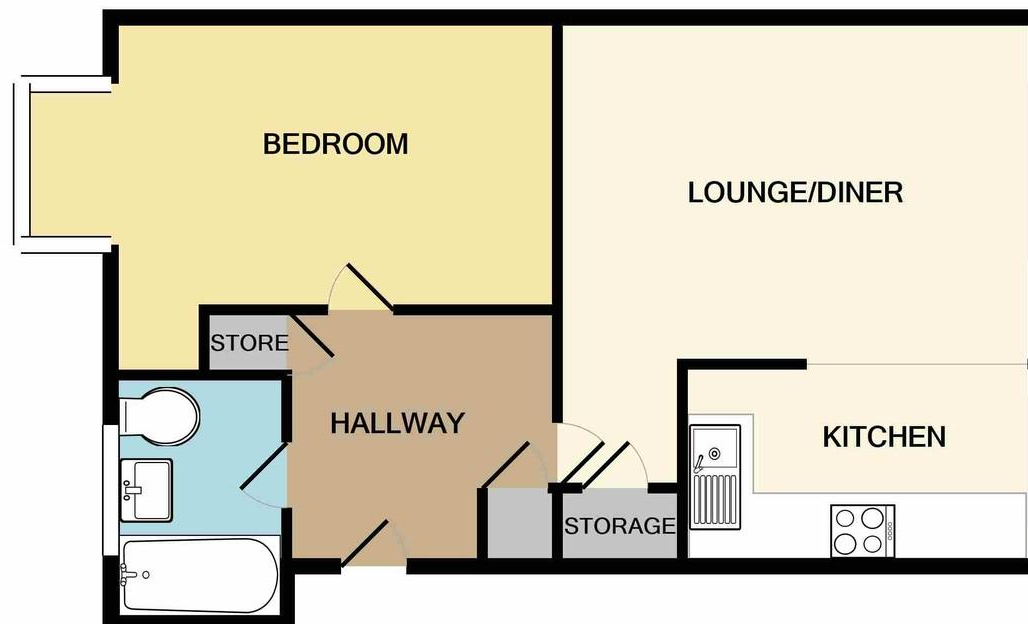
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements