



We are pleased to offer for sale this chain free ground floor two bedroom apartment with own private rear garden & off street parking. Located close to the town centre and Ilford (Cross Rail) Station. Refurbished throughout with entrance hall, useful cellar, new bathroom, new kitchen & dual aspect lounge. OFFERS INVITED

Communal Entrance

With communal entrance door to communal lobby. Private front entrance door to;

Entrance Hall

With ceiling light points, laminate flooring, built in storage cupboard, full height double glazed feature window to side aspect, doors to accommodation and door to;

Cellar

Providing useful storage space.

Dual Aspect Lounge & Open Plan Kitchen

5.69m x 3.45m (18'8 x 11'4)

A bright room with double glazed sash windows to the side aspect, double glazed door to the rear garden and double glazed window to the rear aspect. Two ceiling light points, radiator, laminate flooring. The kitchen area has wall mounted and base storage units with work surfaces over with inset sink unit, plumbing for washing machine, built in stainless steel oven with 4 ring hob above with stainless steel extractor hood over, wall mounted gas fired boiler.

Bedroom One

5.00m into bay x 4.55m (16'5 into bay x 14'11)

With double glazed bay window to the front aspect, ceiling light point, ornate coving to ceiling, picture rail, radiator, fitted carpet.

Bedroom Two

4.34m x 2.74m (14'3 x 9')

With double glazed door to the rear garden, radiator, ceiling light point, fitted carpet.

Bathroom

2.67m x 1.52m (8'9 x 5')

With a modern suite comprising panel enclosed bath with mixer tap and shower attachment, low level wc, vanity wash basin, tiled surrounds, inset ceiling lights, heated towel rail.

Outside Rear Garden

Off street parking to the front. Side pedestrian access to the enclosed rear garden being mainly laid to lawn with patio area.

