



61 St. Peters Close, Newbury Park, Essex IG2 7QN

*** PRICE GUIDE £250,000 - £260,000 *** CHAIN FREE. We are privileged to offer this ground floor two bedroom purpose built flat situated in this delightful semi rural cul-de-sac directly off Oaks Lane. The property is offered with the benefit of 2 bedrooms, spacious lounge, kitchen and modern shower room allocated parking space. A new lease of 129 years will be provided upon completion. CALL NOW TO VIEW.

COMMUNAL ENTRANCE HALL

Security entry phone system. Door to:

RECEPTION ROOM 17'11 x 13'11 (5.46m x 4.24m)

Three light double glazed window, radiator, entry phone system, doors to:

KITCHEN 10'8 6'4 (3.25m 1.93m)

Range of wall and base units, working surfaces, cupboards and drawers, stainless steel sink top unit with mixer tap, plumbing for washing machine, tiled walls, freestanding oven with extractor fan over, double glazed window, space for fridge/freezer.

BEDROOM ONE 12'7 x 10' (3.84m x 3.05m)

Two light double glazed window, fitted wardrobes to one wall with high level storage, radiator.

BEDROOM TWO 9'5 x 9'5 (2.87m x 2.87m)

Double glazed window, cupboard housing boiler, radiator.

SHOWER ROOM 7'3 x 6'4 (2.21m x 1.93m)

Double walk-in shower unit with glazed door and electric power shower, vanity unit with wash hand basin and mixer tap, low level wc, heated towel rail, tiled walls, extractor fan, storage cupboard.

LEASE

Current lease 39 years with a new extended lease of 129 years to be assigned upon completion.

GROUND RENT

£18.90 per annum

SERVICE CHARGE

£950 Per annum

BUILDING INSURANCE

£500 per annum

COUNCIL TAX

London Borough of Redbridge - Band C

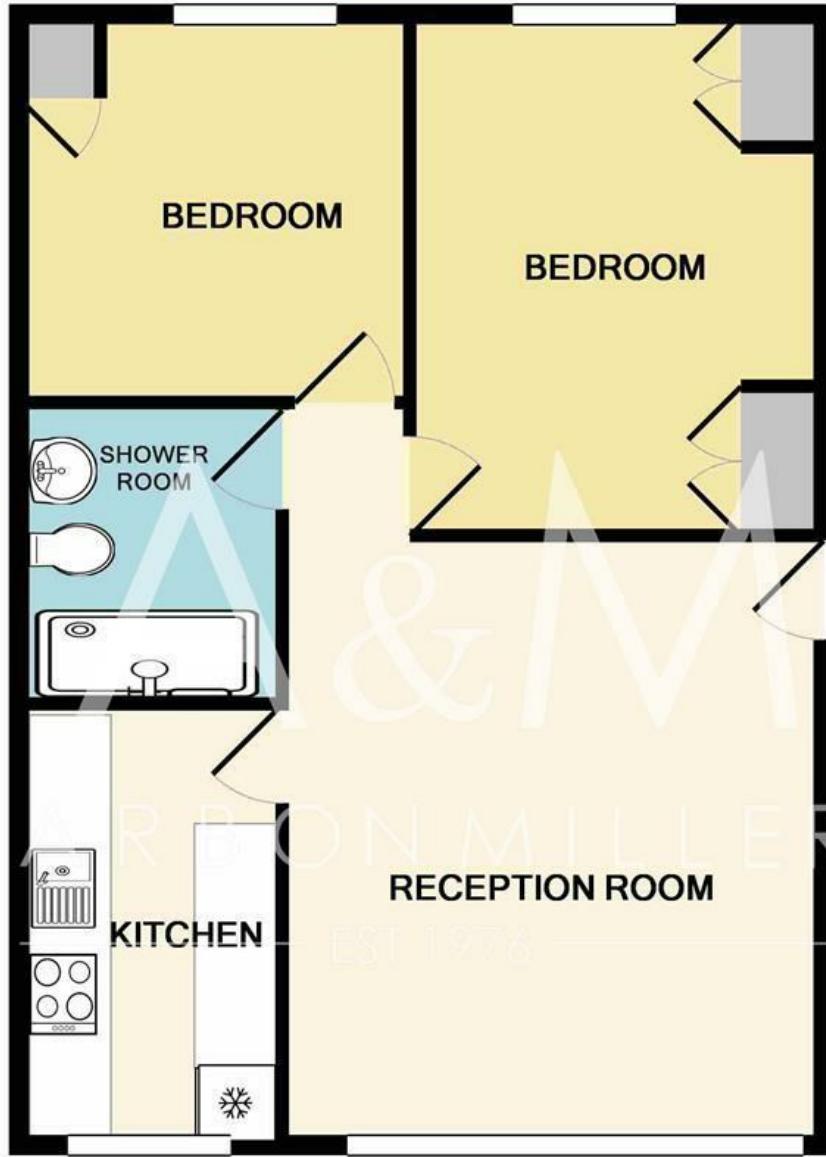
AGENTS NOTE (LEASE ETC)

The above details have been provided in good faith and will need to be verified by the respective solicitors.

AGENTS NOTE

Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.





TOTAL APPROX. FLOOR AREA 532 SQ.FT. (49.4 SQ.M.)

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 as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(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

