



Sonar House 1 Marine Crescent  
Hainault, Essex IG6 2FA  
Price £260,000

## Sonar House 1 Marine Crescent, Hainault, Essex IG6 2FA

\*\*\* CHAIN FREE \*\*\* A modern one bedroom apartment in the sought after New North Square development. The property is located on the second floor and consists of a spacious open plan Kitchen/reception with fully integrated appliances, bathroom with shower, lots of storage, communal gardens, bike storage, communal roof garden and its own balcony. This modern apartment comes with lift access and is a 2 minute walk to Hainault underground station. With inbuilt kitchen appliances to include washing machine, dishwasher, oven, hob and fridge freezer this light and airy apartment should be first on your viewing list. The property also has large windows allowing lots of natural light into the property. CALL NOW TO VIEW.

### ENTRANCE HALL

Entrance door, video security entry phone system, double radiator, built in storage cupboard houses ventilation system, wood strip style flooring, access to all rooms.

### OPEN PLAN LOUNGE/KITCHEN 23'6 x 10'2 (7.16m x 3.10m)

Lounge Area: Two double radiators, wood strip style flooring, double glazed window to flank, further glazed window to rear, double glazed door with sidelight leading to Balcony. Kitchen Area: Range of base and wall units, working surfaces, cupboards and drawers, one and a half bowl stainless steel sink top with mixer tap, four ring gas hob with extractor fan above, built in oven, integrated fridge/freezer, washer dryer and dishwasher, cupboard housing boiler, double glazed window to flank.

### BEDROOM 15'9 into door recess

narrowing to 13'6 x 11'7 (4.80m into door recess narrowing to 4.11m x 3.53m)

Double glazed window to flank, double radiator, further double glazed window, wood strip style flooring.

### BATHROOM 7'2 x 7'1 (2.18m x 2.16m)

Panel enclosed bath with mixer tap, separate shower attachment with mixer tap and shower attachment, glazed shower screen, suspended wash hand basin with mixer tap, close coupled wc, heated towel rail, tiled floor, tiled walls, shaver point.

### COMMUNAL GROUNDS

Communal Roof Terrace and communal grounds

### LEASE

113 years remaining

### GROUND RENT

£299.13 per year

### SERVICE CHARGE

£1,276.13 for period 2025

### 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.

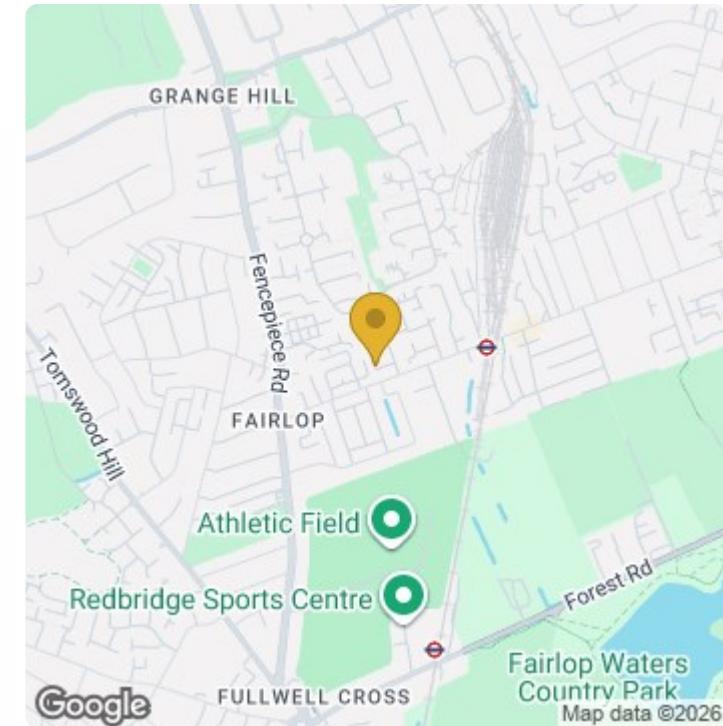




TOTAL APPROX. FLOOR AREA 526 SQ.FT. (48.8 SQ.M.)

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	87	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

