

A&M
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26 Merton Court, Castleview Gardens
Ilford, Essex IG1 3QA
Price £199,995

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26 Merton Court, Castleview Gardens, Ilford, Essex IG1 3QA

Arbon & Miler are delighted to offer this decoratively immaculate two bedroom GROUND FLOOR retirement apartment available to the over 55's. The property is within close proximity to bus services, shops and local GP Surgery. This attractive development built in 1993 offers part-time warden management. The apartment boasts from having its own PRIVATE ACCESS VIA SIDE GATE, and comprises of a 17ft4 Reception Room, 11ft8 Kitchen, two well-proportioned Bedrooms and Bathroom. There are well maintained communal gardens and communal car parking. The development benefits from a communal Lounge, Laundry Room and Guest Suite. Offered with Immediate Vacant Possession, early viewing is recommended.

ENTRANCE HALL 14'5 x 3'7 (4.39m x 1.09m)
Double glazed entrance door, coved cornice, airing cupboard housing water cylinder, access to all rooms.

LOUNGE 17'4 x 11'1 (5.28m x 3.38m)
Three light double glazed window with fanlight over, electric heater, coved cornice, door to:

KITCHEN 11'8 x 7'2 (3.56m x 2.18m)
Range of base and wall units, working surfaces, cupboards and drawers, sink top unit with mixer tap, four ring electric hob, built-in oven, part tiled walls, plumbing for washing machine, two light double glazed window with fanlight over.

BEDROOM ONE 11'6 x 11'1 (3.51m x 3.38m)
Three light double glazed window with fanlight over, electric heater, built-in wardrobe cupboards and matching dresser, coved cornice.

BEDROOM TWO 11'6 x 7'2 (3.51m x 2.18m)
Two light double glazed window with fanlight over, electric heater, coved cornice.

BATHROOM 7'2 x 5'5 (2.18m x 1.65m)
Panel enclosed bath with mixer tap, separate shower unit and screen, vanity unit with wash hand basin, low level wc, tiled walls, access to loft space.

PARKING
Communal parking.

COMMUNAL GARDENS
Communal surrounding gardens.

LEASE
An extended lease of 163 years to be assigned upon completion. Details to be verified by the respective solicitors.

SERVICE CHARGE
£236.56 per month.

GROUND RENT
£8.33 per month.

COUNCIL TAX
London Borough of Redbridge - Band C

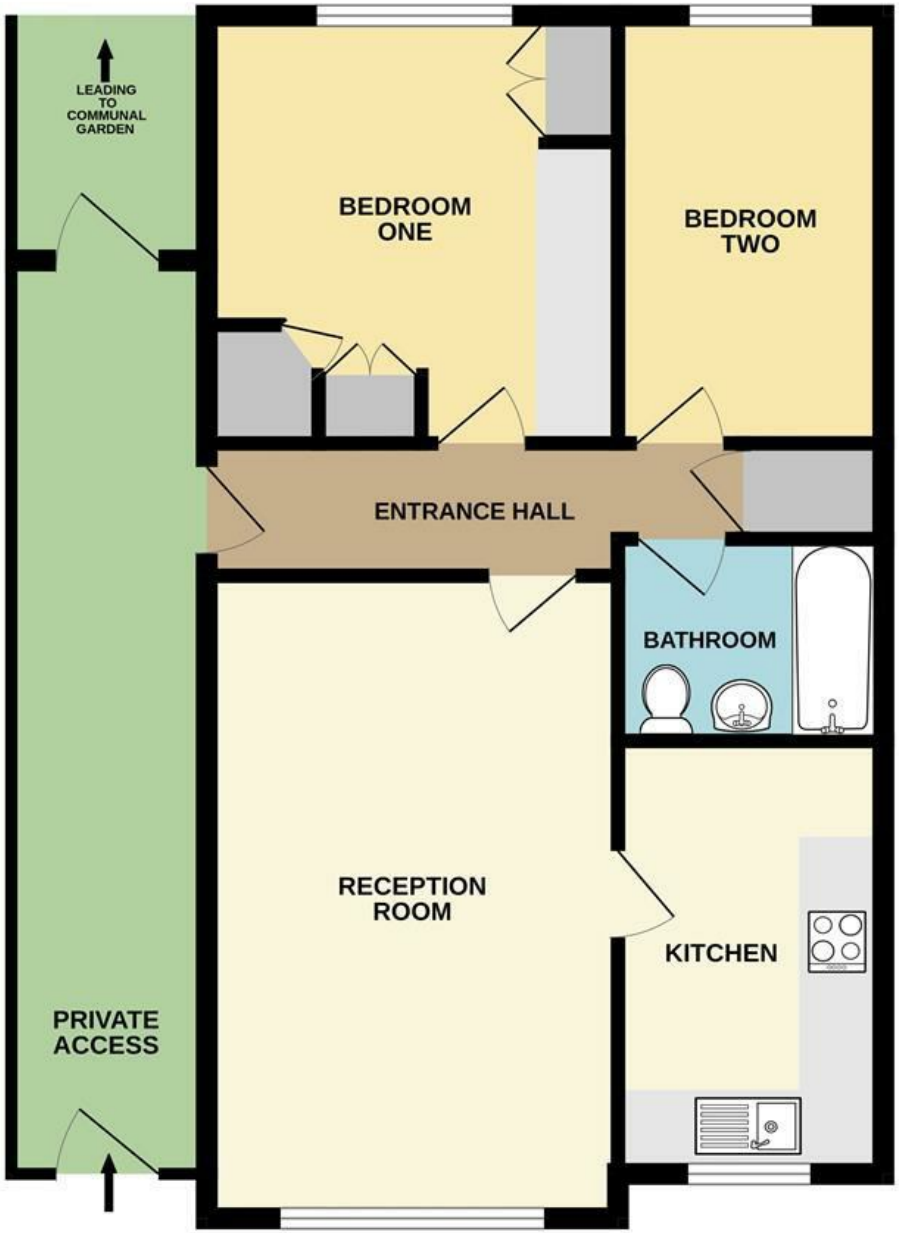
AGENTS NOTE
The lease details have been provided in good faith, but will need to be checked and verified by the respective solicitors.

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.



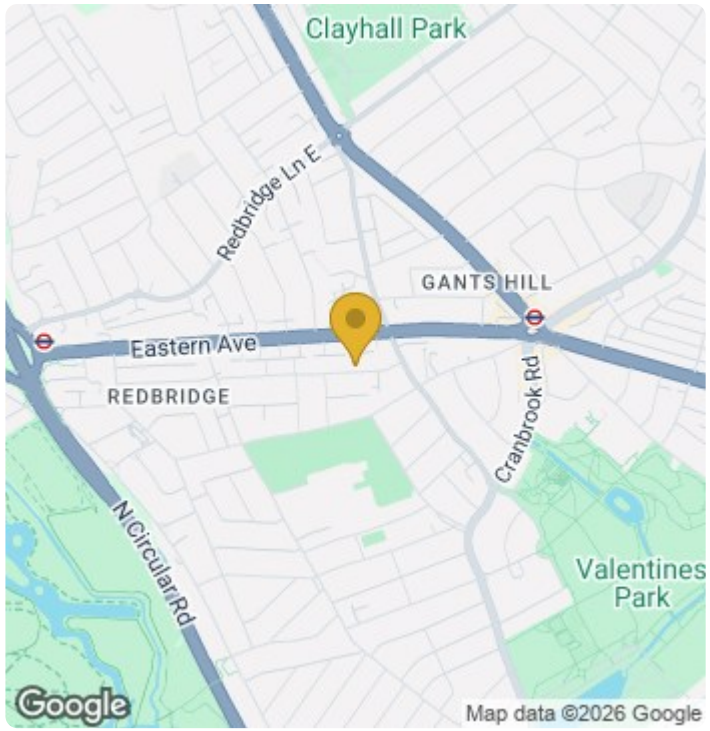


GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 582 sq.ft. (54.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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		86
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	


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