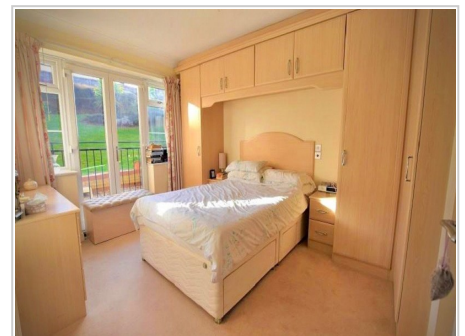


Stoneleigh Road,  
Ilford,  
Essex.  
IG5 0JX

160,000



- Spacious Living / Dining Room
- Large Modern Fitted Kitchen
- Direct Access to Private Patio
- Large Fitted Bedroom
- Modern Shower Room Wc
- Security Entry System
- Gas Central Heating
- Double Glazed
- Parking Space

Ref: PRA10041

Viewing Instructions: Strictly By Appointment Only

## General Description

MODERN ONE BEDROOM GROUND FLOOR OVER 55's APARTMENT: A lovely ground floor retirement flat in a popular modern block, this property has its own patio area and allocated parking space

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## Accommodation

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### Entrance Hall

Good size entrance hall with storage cupboards, radiator

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### Living/Dining Room (15' 5" x 14' 4") or (4.70m x 4.38m)

Double glazed double doors giving direct access to the garden, carpet to floor, coved ceiling and two radiators

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### Kitchen (10' 2" x 8' 8") or (3.10m x 2.63m)

Two double glazed windows to rear, full range of wall and base units, roll top work tops, integrated fridge freezer, dish washer, oven and gas hob with extractor hood, tiled floor and plumbed for washing machine

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### Bedroom 1 (12' 10" x 10' 1") or (3.90m x 3.08m)

Double glazed double doors and windows to rear giving direct access to the garden, full range of fitted wardrobes to two walls, carpet to floor, radiator

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### Shower Room Wc (7' 6" x 5' 7") or (2.29m x 1.71m)

Spacious three piece suite comprising an over sized walk-in shower with power shower, safety hand rails, vanity unit wash hand basin with mixer taps, low level wc and radiator

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## Communal Gardens

There is a large well appointed communal lounge and kitchen facilities and also a communal decked patio and lawn

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## Services

EPC Rating:78

## Tenure

We are informed that the tenure is Leasehold

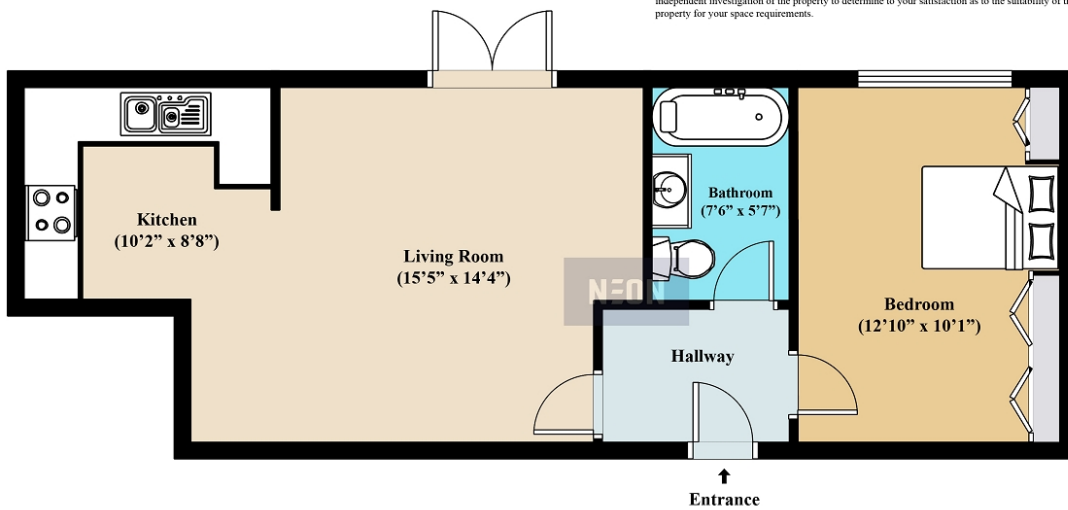
## Council Tax

Band Not Specified

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Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.