

Kingston Road,
Ilford IG1 1PF

275,000



- LARGE 2 BED GROUND FLOOR FLAT
- 2 Large Double Bedrooms
- Open Plan Living Space
- Separate Fitted Kitchen
- Appliances Included
- Modern Shower Room WC
- Private Rear Garden
- Off Road Parking
- Gas Central Heating & Double Glazed

Ref: **PRA10549**

Viewing Instructions: Strictly By Appointment Only

General Description

LOVELY 2 BED GARDEN FLAT: An Ideal First Time Buy: This spacious ground floor flat benefits from a modern kitchen, shower room, private rear garden and off road parking. CALL NOW

Accommodation

Entrance

Via a private front door leading to a inner lobby with access to a private rear garden and entrance to flat.

Open Plan Hallway

Wood floors

Open Plan Living Room (10' 9" x 9' 2") or (3.28m x 2.80m)

Wood floors, radiator

Kitchen (8' 8" x 5' 7") or (2.65m x 1.70m)

Double glazed window, kitchen with modern white wall and base units, contrasting black counter tops, single sink with mixer taps, integrated gas hob, oven and extractor hood, free standing fridge freezer and washing machine, modern floor and wall tiles

Family Shower Room Wc

Spacious shower room consisting of a walk in shower cubicle, low level WC and wash hand basin, tiled walls and floors, radiator

Bedroom / Living Room (13' 1" x 11' 10") or (3.99m x 3.60m)

Double glazed bay window, wood flooring, radiator

Bedroom 2 (12' 6" x 10' 8") or (3.81m x 3.24m)

Double glazed window, double glazed patio doors with direct access to garden, wood floors radiator

Private Rear Garden

Off Road Parking

Services

EPC Rating:57

Tenure

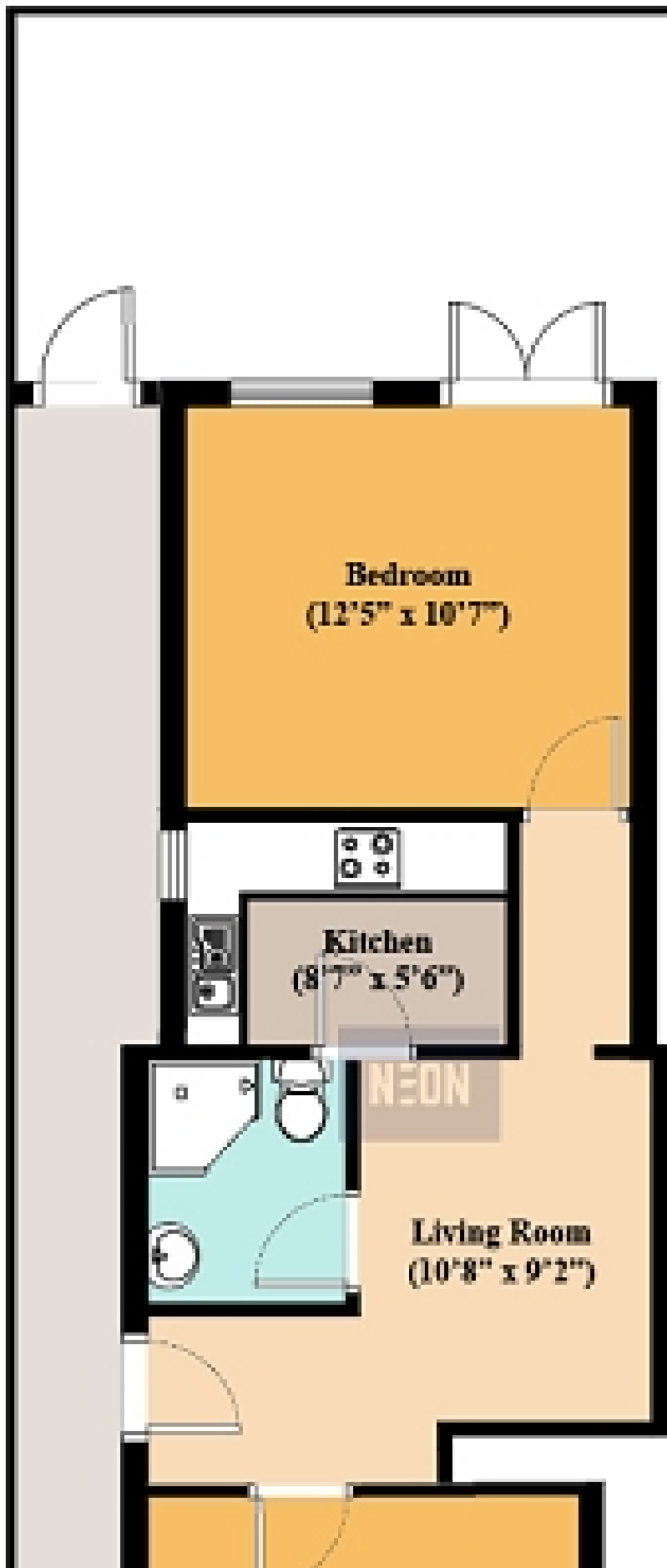
We are informed that the tenure is Leasehold

Council Tax

Band Not Specified



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 advisers 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. Floor plans are indicative only and subject to change.



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.