

Willow Court,  
Fullwell Avenue,  
Clayhall IG5 0FA

1,400 Monthly \*



- Modern Fitted Kitchen
- Appliances Included
- Separate Living Room
- Spacious Double Bedroom
- Modern Bathroom WC
- Double Glazed
- Modern Development
- Lovely Location



Ref: PRA10413

Viewing Instructions: Strictly By Appointment Only

## General Description

**STUNNING 1 BEDROOM GROUND FLOOR FLAT:** This bright and spacious flat is located in a quiet yet convenient position with local amenities to hand and close to transport links. CALL NOW

## Accommodation

Communal Entrance Hall

Hallway

Kitchen (10' 1" x 8' 6") or (3.07m x 2.58m)

Living Room (12' 10" x 11' 1") or (3.90m x 3.39m)

Bedroom (11' 9" x 11' 6") or (3.59m x 3.51m)

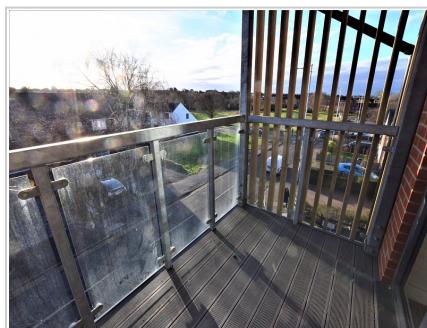
Family Bathroom (7' 2" x 6' 7") or (2.19m x 2.01m)

## Services

EPC Rating:85

## Council Tax

Band Not Specified



*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.*