

Gateway Court,  
Parham Drive,  
Gants Hill IG2 6LZ

320,000



- GATED MODERN DEVELOPMENT
- Separate Fitted Kitchen
- Appliances Included
- Open Plan Living / Dining Room
- Juliet Balcony
- 2 x Double Bedrooms
- En Suite Shower WC
- Family Bathroom WC
- Lift Access to All Floors

Ref: PRA10748

Viewing Instructions: Strictly By Appointment Only



## General Description

2 BED 2 BATH APARTMENT: Modern Gated development, this spacious 3rd floor apartment benefits from lift access and is situated with just a 2 minute walk to Gants Hill Station CALL NOW

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## Accommodation

Communal Entrance Hall

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Lift Access to All Floors

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Hallway

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Separate Fitted Kitchen (8' 0" x 7' 3") or (2.44m x 2.20m)

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Open Plan Living Room (14' 11" x 10' 4") or (4.54m x 3.16m)

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Dining Area (7' 3" x 6' 6") or (2.20m x 1.98m)

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Bedroom 1 (10' 11" x 9' 8") or (3.33m x 2.95m)

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En-Suite Shower Room WC

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Bedroom 2 (10' 3" x 7' 10") or (3.13m x 2.39m)

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Family Bathroom Wc

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## Services

EPC Rating:82

## Tenure

We are informed that the tenure is Leasehold

## Council Tax

Band Not Specified

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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.