



Castleview Gardens, Ilford, IG1 3QA  
Offers In The Region Of £88,000

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# Castleview Gardens

Ilford, IG1 3QA

- Second Floor Flat
- Lift Access
- 68 Year Lease
- Laundry Room, Guest Room & Guest Parking
- Parking En Bloc
- Modern Kitchen & Bathroom
- Communal Lounge, Gardens & Gated Parking
- Close to Gants Hill & Redbridge Central Line
- Close to Local Shops & Amenities
- EPC 79C

\*\*\* OVER 55's RETIREMENT FLAT - CHAIN FREE \*\*\*

Sandra Davidson Estate Agents are pleased to present this CHAIN FREE one bedroom retirement apartment, situated on the second floor of Merton Court, Castleview Gardens.

The property comprises of a large double bedroom with fitted wardrobes, a modern bathroom with a walk-in shower, hallway storage and a large lounge which opens up to a modern kitchen with integrated appliances.

The property is located on the second floor with lift access and secure parking is also available. Merton Court benefits from emergency cords within the individual properties, an onsite manager as well as a communal lounge, communal gardens and a laundry room.

The property is within close proximity to Redbridge Central Line, Gants Hill Central Line and local shops and amenities. The property also provides easy access to the M11, A12, A406 and local shops and amenities.

OVER 55's ONLY, CALL NOW TO AVOID DISAPPOINTMENT!!!



## Entrance

12'4" x 10'8" (3.76m x 3.26m)

## Lounge

7'0" x 7'5" (2.13m x 2.27m)

## Kitchen

11'3" x 9'1" (3.44m x 2.78m)

## Bedroom

6'6" x 5'7" (1.99m x 1.71m)

## Bathroom

## Exterior

## Additional Information

## Agent's Note



Directions





## Floor Plans

### Second Floor

Approx. 35.3 sq. metres (380.3 sq. feet)

**Lounge**  
3.76m x 3.26m  
(12'4" x 10'8")

**Bedroom**  
3.44m (11'3") max  
x 2.78m (9'1") max

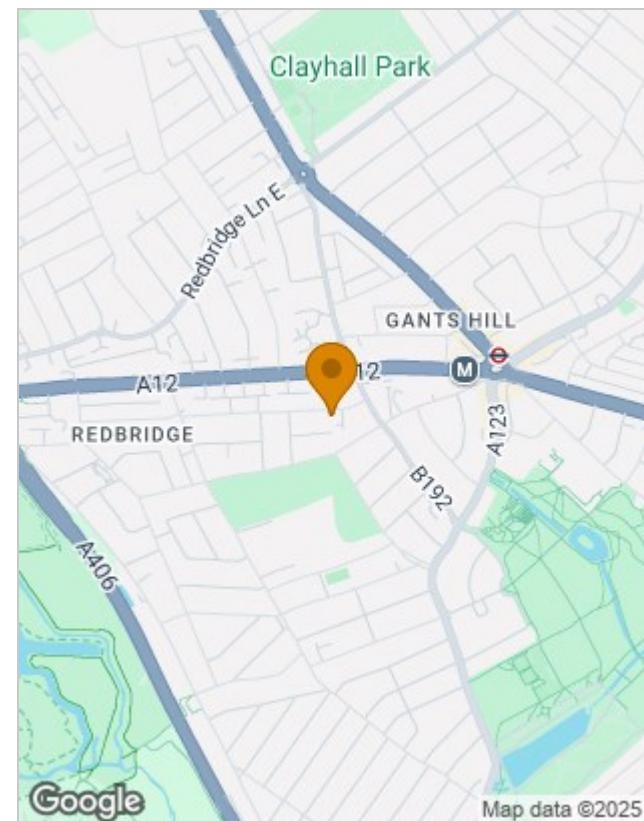
**Kitchen**  
2.13m x 2.27m  
(7' x 7'5")

HWC

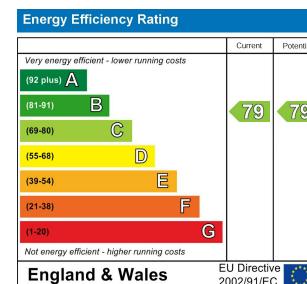
**Total area: approx. 35.3 sq. metres (380.3 sq. feet)**

This plan is for illustration purposes only and may not be representative of the property. Plan created by Sandra Davidson Estate Agents [www.sandradavidson.com](http://www.sandradavidson.com)  
Plan produced using PlanUp.

## Location Map



## Energy Performance Graph



## Viewing

Please contact our Redbridge Sales Office on 020 8551 0211  
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.