



Royal Crescent, Newbury Park, IG2 7JZ

Offers In Excess Of £300,000









# Royal Crescent

Newbury Park, IG2 7JZ

Local Authority: Redbridge  
Tax Band: C

- TWO LARGE DOUBLE BEDROOMS
- SPACIOUS LIVING ROOM WITH PARK VIEWS
- 3 MINS WALK TO NEWBURY PARK STATION (CENTRAL LINE)
- 108 YEARS REMAINING ON LEASE
- SEPARATE KITCHEN WITH PARK VIEWS
- ALLOCATED UNDERGROUND PARKING INCLUDED
- COMMUNAL GARDENS
- EPC - C

Nestled in the prestigious Royal Crescent of Newbury Park, this modern two-bedroom flat offers a delightful blend of comfort and convenience. Spanning an impressive 687 square feet, this flat is the only flat situated on the second floor, ensuring a sense of privacy and tranquility.

The living room is bright and airy with lots of windows providing ample light, perfect for both relaxation and entertaining with beautiful park views. The flat features two well-proportioned bedrooms, ideal for a small family or professionals seeking a comfortable living space. The bathroom is modern and well-appointed, catering to all your daily needs.

One of the standout features of this property is the off-street parking, accommodating one vehicle, which is a rare find in such a desirable location. Additionally, residents can enjoy lovely views of the nearby park, enhancing the overall appeal of this charming flat.

Convenience is at your doorstep, with Newbury Park station just a mere three-minute walk away, providing easy access to the Central line for effortless commuting into London and beyond. This property is perfect for those who appreciate modern living in a vibrant community, making it an excellent opportunity for both first-time buyers and investors alike. The property is currently tenanted so is ideal for investors and homeowners alike. Don't miss the chance to make this delightful flat.



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**ENTRANCE HALL** 12'1" x 6'10" (3.69m x 2.10m)  
Wooden-laminate flooring, radiator, storage closet and leading to both bedrooms and bathroom.

**LIVING ROOM** 17'8" x 14'7" (5.40m x 4.47m)  
Wooden laminate flooring, two radiators, double-glazed windows facing park and courtyard of the development.

**KITCHEN** 8'1" x 8'0" (2.47m x 2.46m)  
Separate kitchen with tiled flooring, part-tiled/part-painted walls, ample kitchen units, integrated electric hob/oven and grill, double-glazed windows with park views.

**BEDROOM 1** 14'2" x 11'1" (4.34m x 3.39m)  
Extra large bedroom, carpeted, radiator, fitted wardrobes and double-glazed window facing courtyard.

**BEDROOM 2** 11'5" x 7'6" (3.48m x 2.31m)  
Large double bedroom, carpeted, double-glazed window facing the courtyard and fitted wardrobes.





**BATHROOM** 8'1" x 6'4" (2.47m x 1.94m)  
Fully tiled bathroom with bath and shower, low-level W.C. and hand-wash basin, extractor unit and a small storage cupboard.

#### LEASE INFORMATION

Ground Rent: TBC  
Service Charge: TBC  
Lease length: 108/125 years

Sandra Davidson have not tested any of the services or appliances

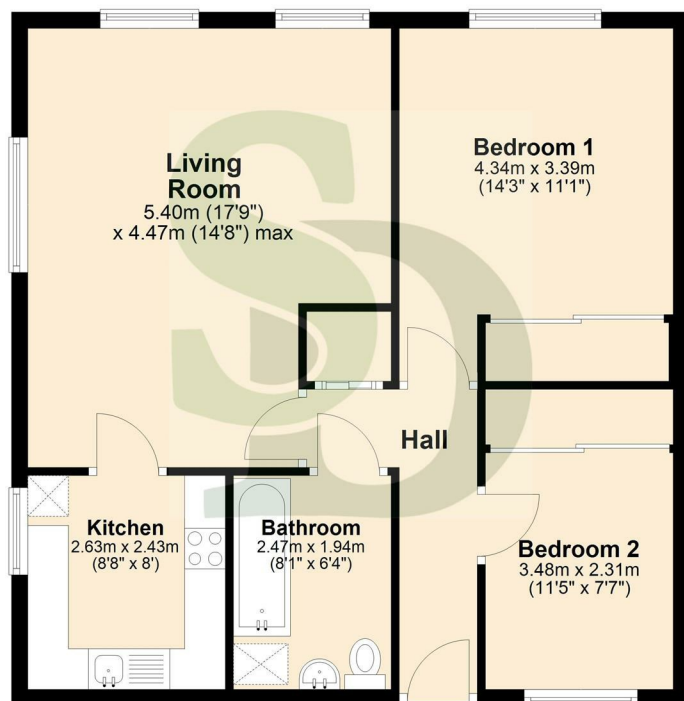






## 2nd Floor Apartment

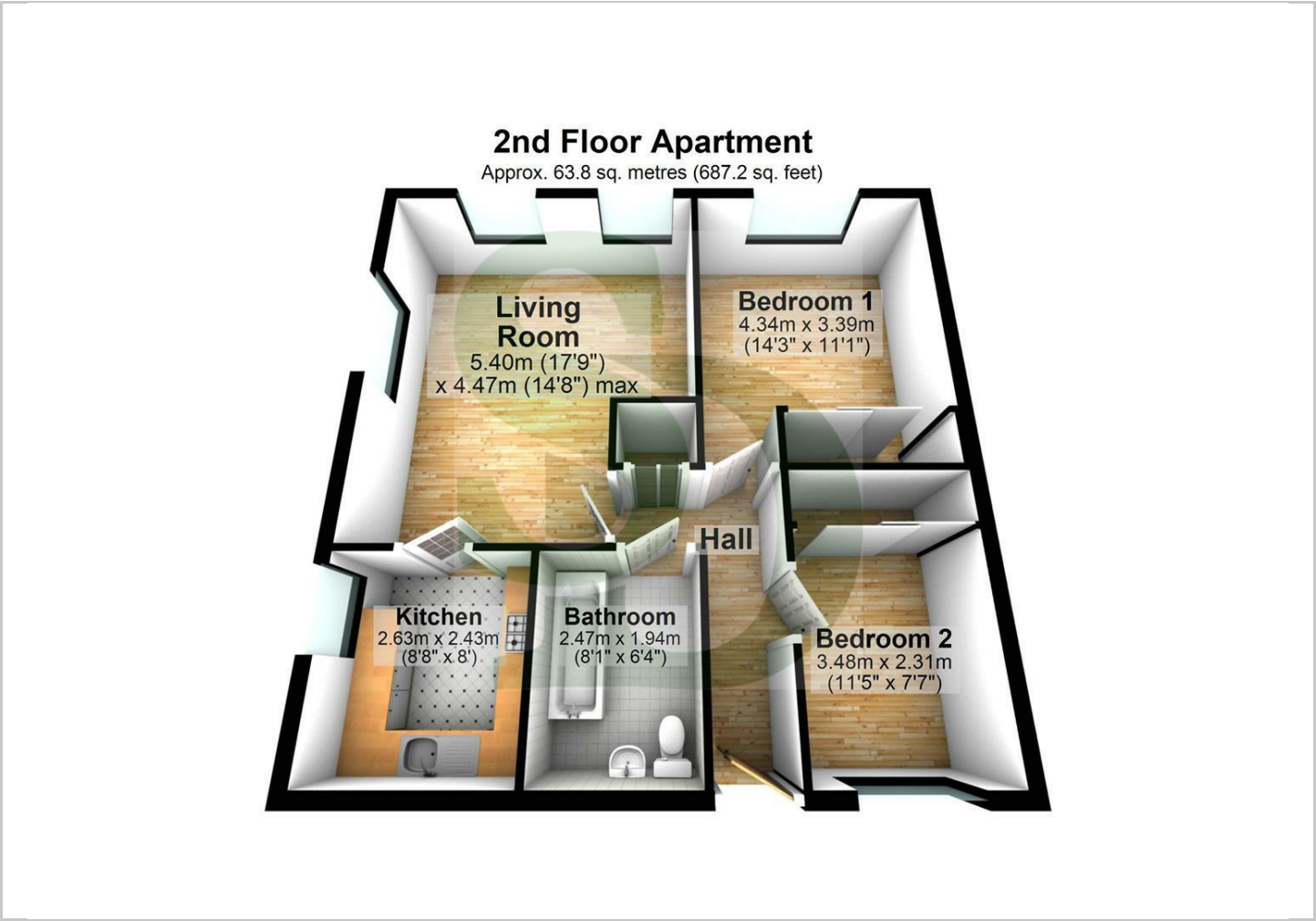
Approx. 63.8 sq. metres (687.2 sq. feet)







Floor Plans

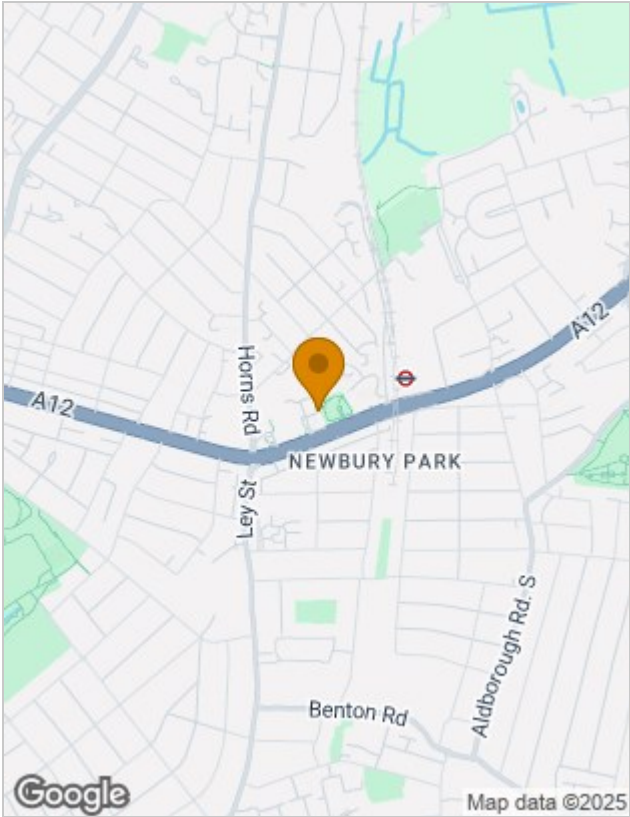


Viewing

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.

Location Map



Energy Performance Graph

