



54 Brancaster Road, Ilford, IG2 7EQ

£135,000



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54 Brancaster Road

Iford, IG2 7EQ

- EPC - C
- FIRST FLOOR
- GOOD STORAGE
- LIFT ACCESS
- CONCIERGE
- TWO BEDROOM FLAT
- GREAT CONDITION
- SHOWER ROOM
- COMMUNAL GARDEN AND LOUNGE
- 55 YEARS AND OVER

Welcome to this delightful two-bedroom retirement flat (55 years and older) located on Brancaster Road in Iford. Situated on the first floor, this property offers a comfortable and secure living environment, perfect for those seeking a peaceful retirement.

As you enter, you will find a spacious reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The flat boasts two well-proportioned bedrooms, each offering ample storage space to accommodate your belongings. The shower is thoughtfully designed, ensuring convenience and comfort.

One of the standout features of this property is the communal lounge, where residents can socialise and enjoy various activities together. The well-maintained garden offers a serene outdoor space, perfect for enjoying the fresh air or tending to plants. Additionally, the on-site laundrette adds to the convenience of daily living.

This flat is in great condition, having been well cared for, and features a new shower room that enhances its appeal. With its thoughtful layout and excellent amenities, this retirement property is an ideal choice for those looking to enjoy a vibrant community while maintaining their independence.

Brancaster Road is conveniently located, providing easy access to local shops, transport links, and other essential services. This property truly represents a wonderful opportunity for a comfortable and fulfilling retirement lifestyle. We invite you to come and see for yourself the charm and convenience this flat has to offer.



COMMUNAL ENTRANCE AND SERVICES

ENTRANCE TO FLAT

RECEPTION ROOM 15'7" x 11'3" (4.77m x 3.45m)

KITCHEN 7'4" x 6'9" (2.24m x 2.07m)

BEDROOM ONE 14'0" x 9'0" (4.28m x 2.75m)

BEDROOM TWO 14'0" 8'0" (4.28m 2.45m)

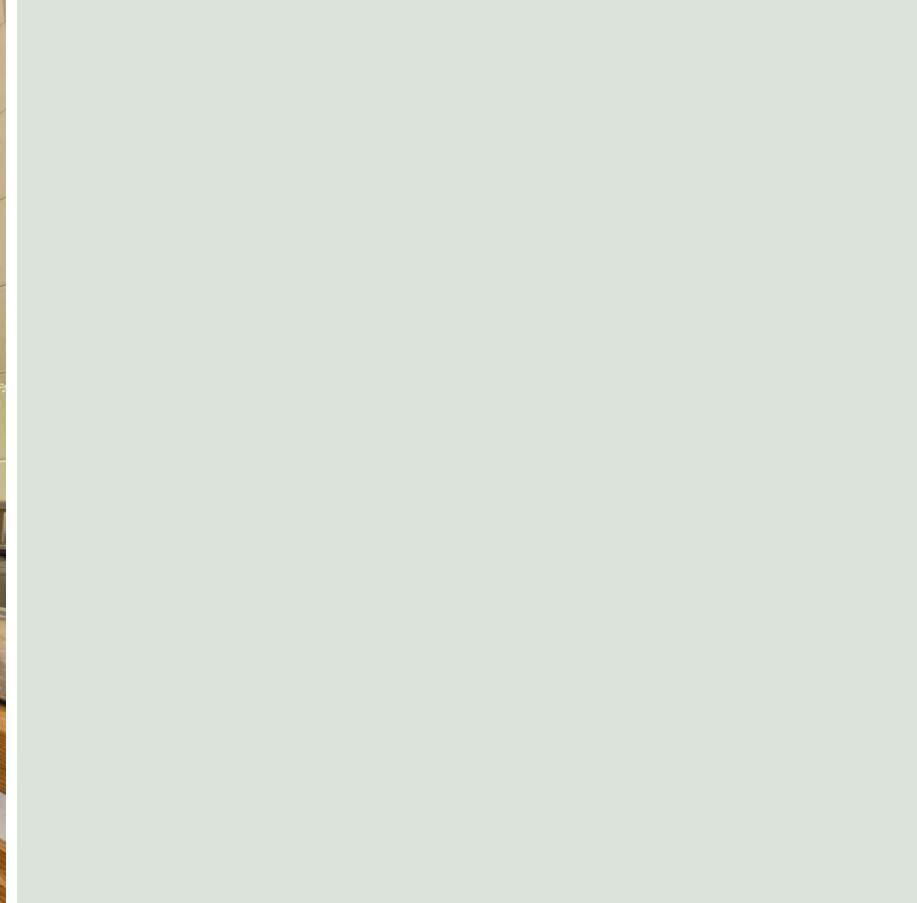
SHOWER ROOM 6'6" x 5'6" (2.00m x 1.70m)

STORAGE x 2

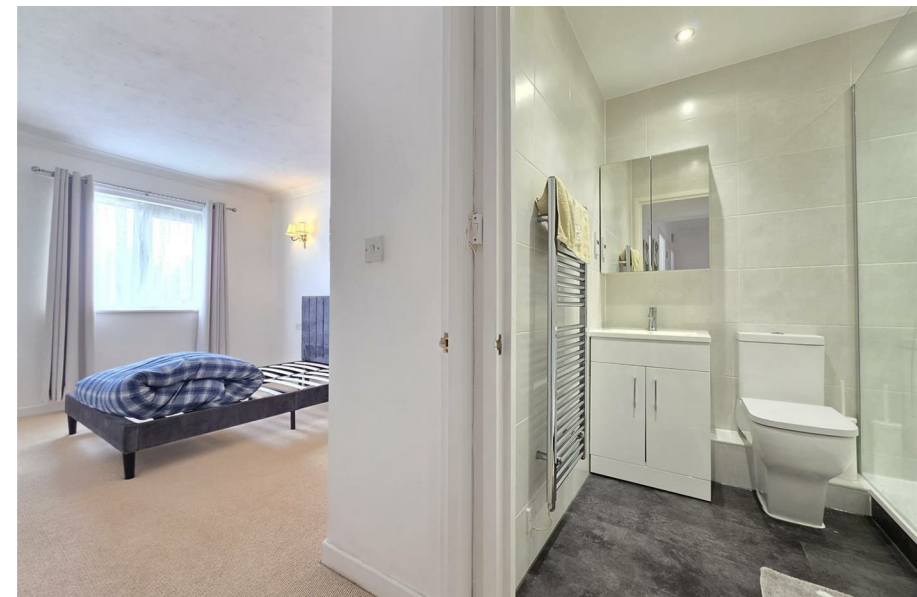
EXTERIOR

AGENT NOTE



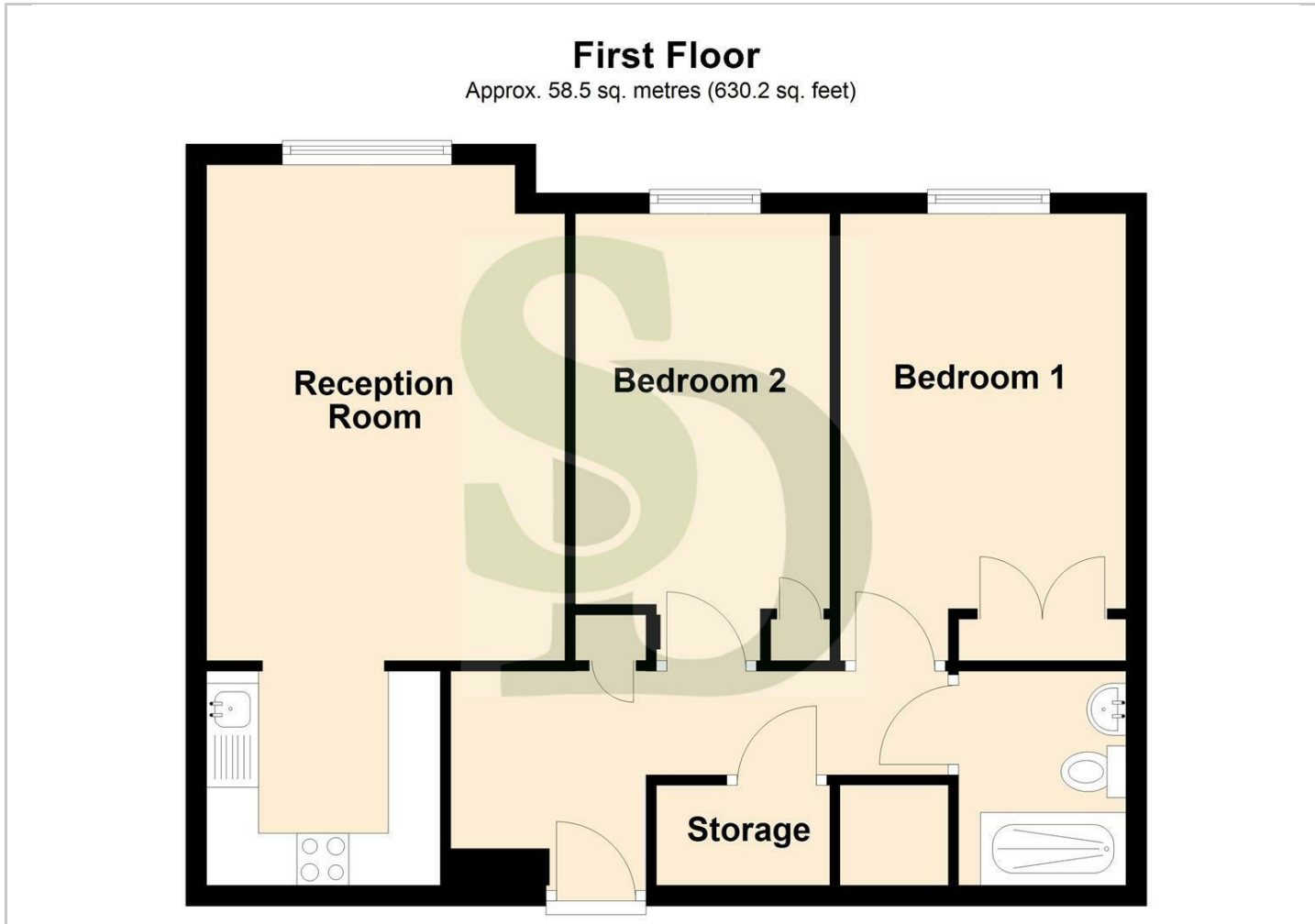


Directions





Floor Plans



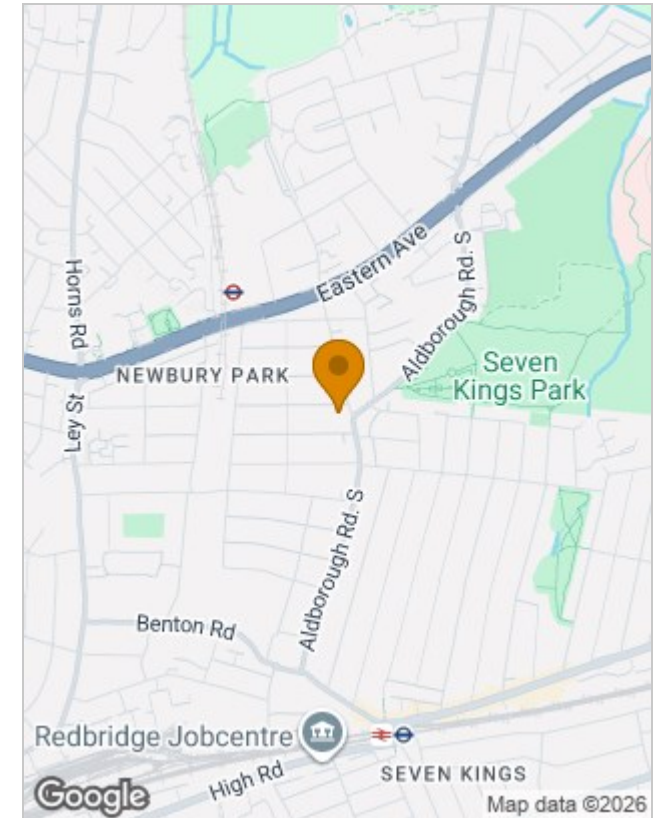
Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 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.

353 Green Lane, Seven Kings, Essex, IG3 9TH
Tel: 020 8597 7372 Email: sevenkings@sandradavidson.com <https://www.sandradavidson.com>

Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	