



CHAIN FREE - Spacious 2 bedroom first floor apartment with under ground car parking. Hall, dual aspect lounge/diner, fitted kitchen, bathroom, heating and double glazing. Located close to Newbury Park Central Line Station. Leasehold in excess of 100 years remaining. Ideal first purchase or Buy To Let.

The property is located within walking distance to Newbury Park Central Line Station which provides fast and direct access to Stratford and Liverpool Street stations and is positioned within close proximity to local shopping facilities and bus services. The flat is also located closely to Oaks Park high school, Seven Kings primary and secondary schools, Fullwood primary school and Newbury park primary school which have all received grade one outstanding Ofsted reports.

Communal Entrance Hall

With security entry phone system, door to communal entrance hall, communal stairs.

Entrance Lobby

Entrance door, coved cornice, spotlights, door to:

Entrance Hall

With security entry phone system ,electric heater, cupboard housing water tank, coving, two ceiling light points, doors to the accommodation.

Dual Aspect Lounge/Diner

5.411 x 4.382 (17'9" x 14'4")

With four double glazed windows on two aspects, electric heater, coved cornice, wood strip style flooring, spotlights, door to:

Fitted Kitchen

2.459 x 2.46 (8'0" x 8'0")

Fitted with a range of base and wall mounted storage cupboards with rolled edge work surfaces

over with inset stainless steel sink with mixer tap, built in four ring electric hob with enclosed extractor fan over, built-in oven, plumbing for washing machine, tiled floor, part tiled walls, spotlights, double glazed window.

Bedroom One

4.42 x 3.30 (14'6" x 10'9")

Double glazed window, laminate flooring, electric heater, fitted wardrobe to one wall

Bedroom Two

3.61 x 2.26 (11'10" x 7'4")

Double glazed window, laminate flooring, electric heater

Bathroom

Panel enclosed bath with mixer tap, shower attachment and glazed side screen, low level WC, pedestal wash hand basin with mixer tap, part tiled walls, tiled floor.

Outside

Surrounding communal gardens.

Underground Parking

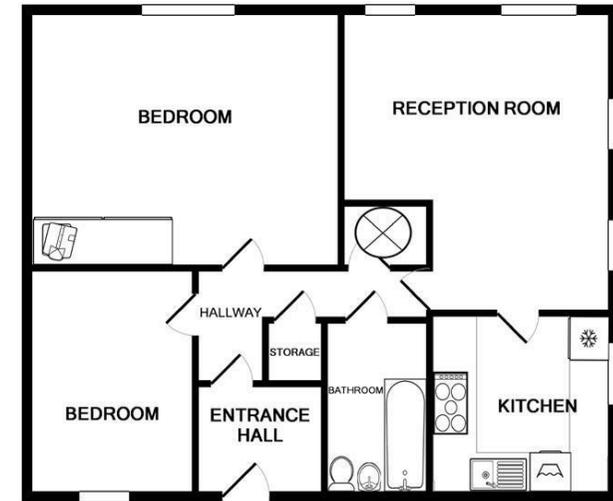
Allocated parking space

Service Charge

£1364 pa

Ground Rent

£100 pa



TOTAL APPROX. FLOOR AREA 700 SQ.FT. (65.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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