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Cowley Road, Cranbrook, IG1 3JJ
Offers In Excess Of £375,000

Nestled on the vibrant Cowley Road in Cranbrook, this charming two-bedroom apartment offers a delightful blend of modern living and classic character. Spanning an inviting 452 square feet, this conversion property, built in 1930, presents an excellent opportunity for first-time buyers or those seeking a convenient rental investment.

Upon entering, you are welcomed into a well-proportioned reception room, perfect for relaxation or entertaining guests. The two bedrooms provide ample space for comfortable living, while the bathroom is thoughtfully designed to meet your everyday needs. The apartment benefits from a long lease, ensuring peace of mind for years to come.

One of the standout features of this property is its chain-free status, allowing for a smooth and hassle-free transaction. Additionally, the location is superb, with Ilford Station just a short distance away, providing easy access to the Elizabeth Line for swift travel into central London. For those who enjoy the outdoors, the nearby Valentines Park offers a picturesque setting for leisurely strolls or picnics.

This apartment is an ideal choice for anyone looking to embrace a vibrant community while enjoying the comforts of home. With its blend of convenience, charm, and potential, this property is not to be missed.



Tenure & Council Tax

Tenure: Leasehold
Lease Length: 950 Years Remaining
Serice Charge: £0 P/A
Ground Rent: 25 P/A
Council Tax Band: C
Flood Risk:
Rivers & Seas: Very Low
Surface Water: Very Low

Hallway
3'0" x 7'0" (0.92 x 2.14)

Coved ceiling and carpeted flooring.

Reception
13'6" x 15'9" (4.14 x 4.82)

Double glazed window to front aspect, coved ceiling, carpeted flooring, power points and TV aerial point.

Kitchen
7'4" x 9'11" (2.26 x 3.03)

Double glazed window to rear aspect, Lino flooring, walls with tiled splash backs, range of base & wall units with roll top work surfaces, integrated cooker with electric oven and hob, extractor fan, sink with double drainer unit, space for fridge freezer, plumbing for washing machine, textured ceiling and power points.

Bathroom
3'11" x 9'5" (1.20 x 2.89)

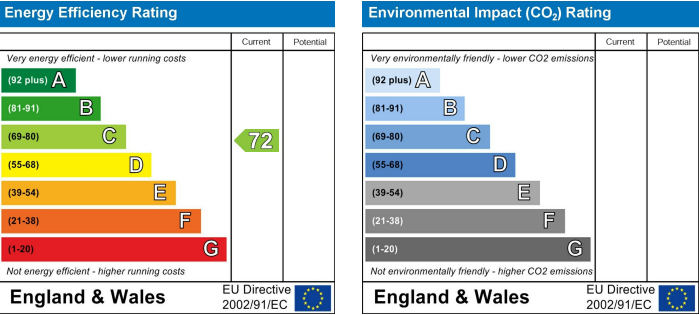
Double glazed opaque window to rear aspect, textured ceiling, part tiled walls, Lino flooring, panel enclosed bath and shower cubicle with thermostatically controlled shower, hand wash basin and vanity under, low level flush w/c.

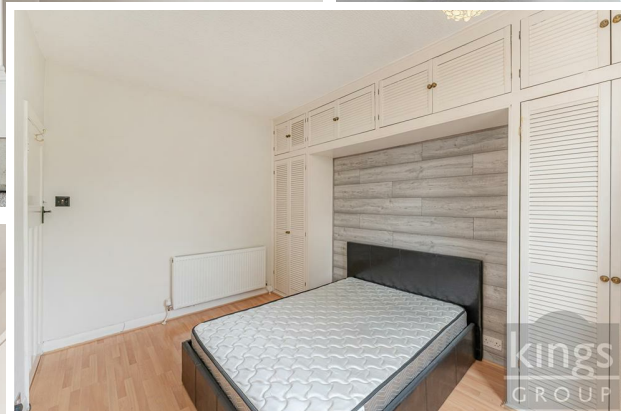
Bedroom One
9'5" x 13'1" (2.88 x 4.00)

Double glazed window to rear aspect, textured ceiling, fitted wardrobe and power points.

Bedroom Two
7'10" x 12'8" (2.39 x 3.88)

Double glazed bay window to front aspect, textured ceiling, build in wardrobe, carpeted flooring and power points.



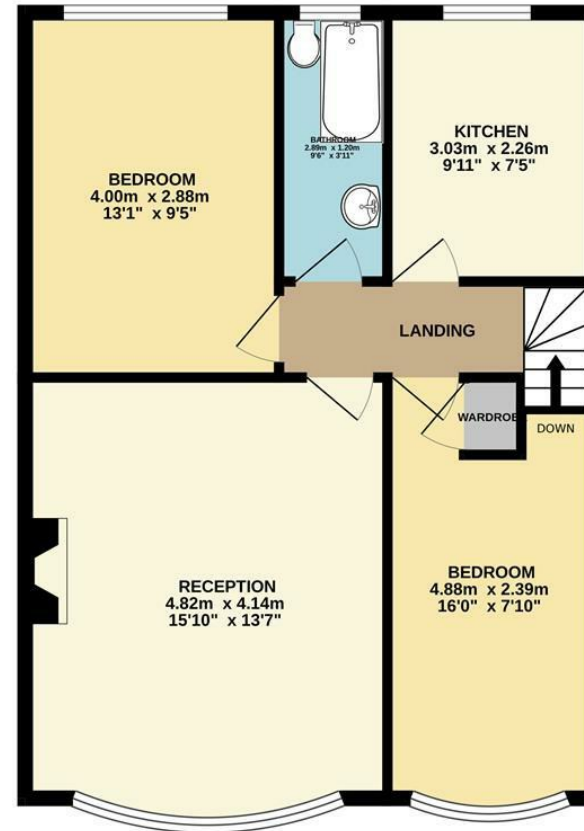
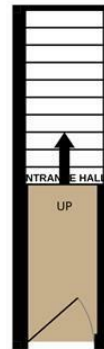




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GROUND FLOOR
37 sq.m. (39 sq.ft.) approx.

1ST FLOOR
59.4 sq.m. (639 sq.ft.) approx.



TOTAL FLOOR AREA : 55.0 sq.m. (592 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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