



BOWDEN  
BRADLEY



Monarch Way  
, Gants Hill, IG2 7HR

Guide price £280,000



## Monarch Way

, Gants Hill, IG2 7HR

GUIDE PRICE: £280,000 - £300,000. Two Bedroom 4th Floor Apartment - Lift to all Floors - Underground Parking - Very Close to Newbury Park Station - Spacious Rooms - En Suite off Bedroom One - No Ongoing Chain.

Being offered with no ongoing chain, is this spacious two bedroom apartment located within this extremely popular development in Newbury Park, very near to Newbury Park Central Line station.

The home has the added benefit of of secure, gated underground car parking as well as a lift to all floors. You also have the added benefit of an en-suite off the master bedroom, as well as a family bathroom.

For those who commute, Newbury Park Central Line offers direct access into London Liverpool Street in approx. 25-27 minutes.

Lease: Approx 105 years remaining  
Service Charge: Approx £2796 per annum  
Ground Rent: £200 per annum

Front

Lounge  
16'4 x 11'7 (4.98m x 3.53m)

Kitchen  
9'6 x 6'6 (2.90m x 1.98m)

Bedroom  
11'9 x 7'7 (3.58m x 2.31m)

Bedroom  
14'0 x 9'7 (4.27m x 2.92m)



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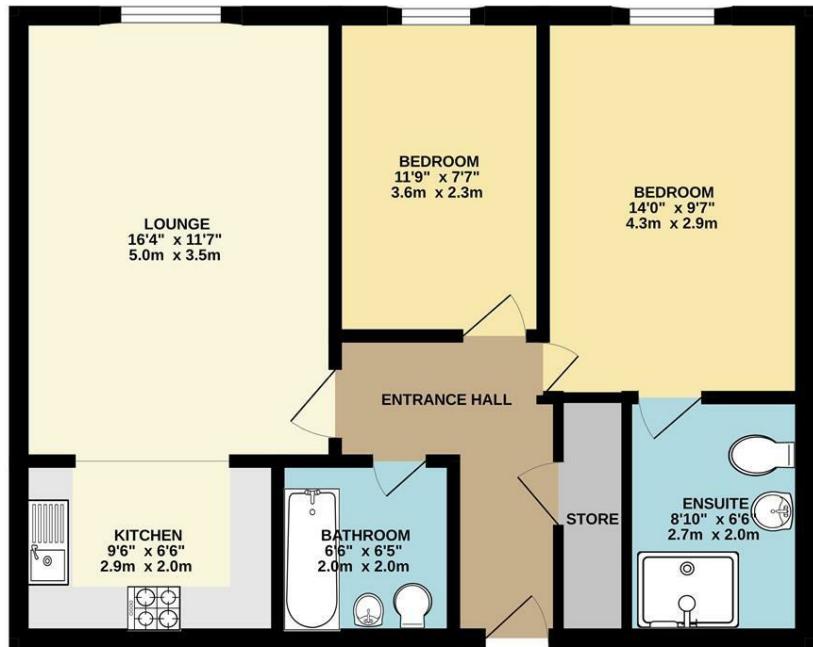
Bathroom  
6'5 x 6'5 (1.96m x 1.96m)

En-Suite  
8'10 x 6'6 (2.69m x 1.98m)

Allocated Car Parking

## Floor Plan

### 4TH FLOOR

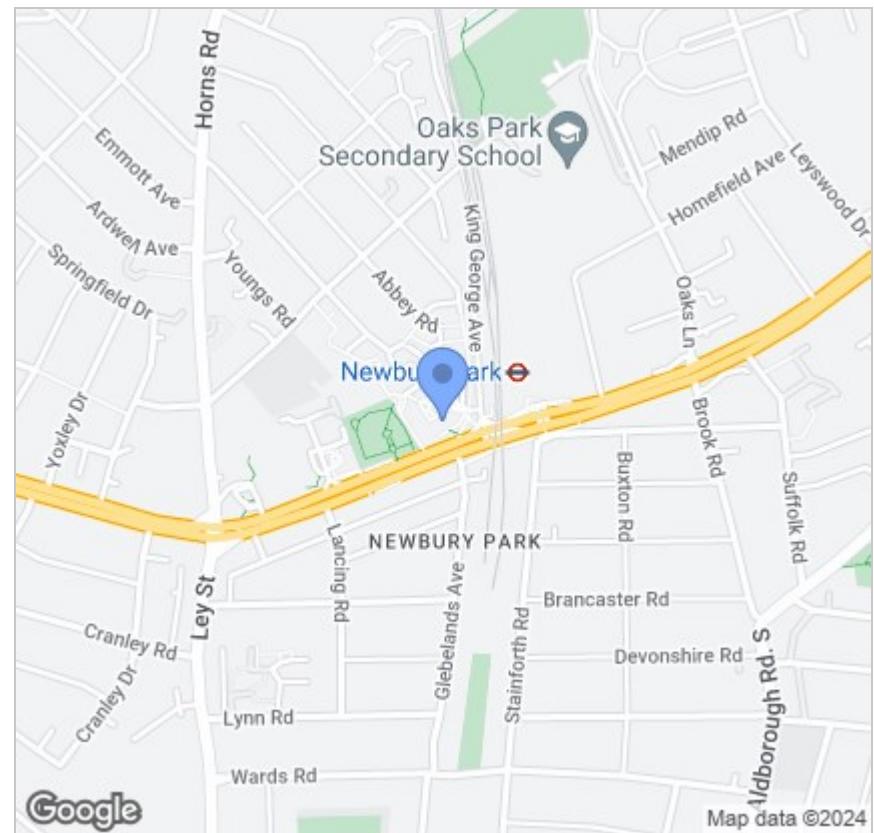


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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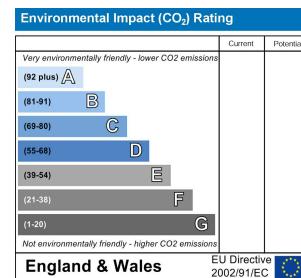
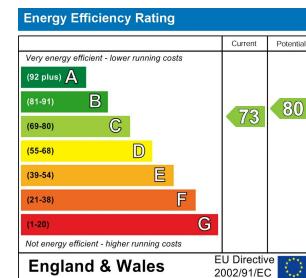
## Viewing

Please contact our Bowden Bradley Office on 0208 0593 593 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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