



QUEENSBURY PLACE, MANOR PARK, E12

**A MUST LOOK.....WELL MAINTAINED CONDITION TWO BEDROOM
GROUND FLOOR APARTMENT**

We are pleased to offer for sale this spacious two-bedroom apartment, situated on a cul-de-sac road that is fantastically located in the northern part of E12. It is just south of Romford Road, which has extensive local and chain shops. The property benefits from:
living /dinner, large fitted kitchen, two double bedrooms, bathroom, secure entry system, double glazing and allocated parking space.

**Offers in Region
of £314,995** Lease hold



Entrance :

Via internal hallway, entry phone system, wall mounted electric heater and leading to

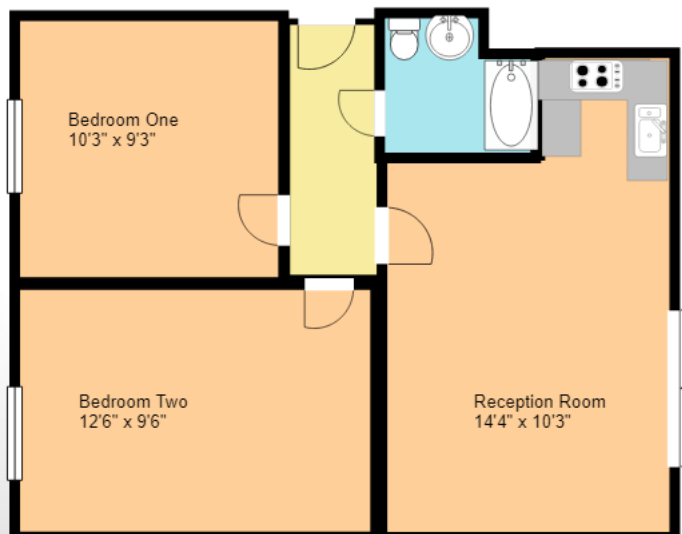
Living/ dinner: 14'4 x 10'3
Double glazed square window to front aspect, fitted carpet, high ceilings, electric wall mounted heater and large patio doors to front terrace.

Kitchen: 9'6 x 7'4
Tiled flooring, part tiled walls, wall and base mounted units with roll top work surface incorporating sink with mixer tap and side drainer, plumbing for washing machine, integrated electric cooker, space for fridge freezer and double-glazed window to front aspect.

Bedroom One: 10'3 x 9'3
Large double-glazed window to rear aspect, carpet and electric wall mounted heater to remain.

Bedroom Two: 12'6 x 9'6
Large double room, carpet, wall mounted electric heater and double-glazed window to rear aspect.

Bathroom:
Three piece suite, comprising of low flush WC, bath with side panel taps, pedestal sink with taps, part tiled walls and vinyl floor.



Misrepresentation Act 1991

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