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today on 01268 777400**



Express Drive, Ilford Guide price £200,000

Aspire Estate Agents Basildon are delighted to present this fully refurbished ground floor flat, offered with no onward chain and ready to move straight into.

This charming one-bedroom property has been tastefully modernised throughout, offering a bright and spacious double bedroom, a comfortable lounge, a stylish fitted kitchen, and a modern bathroom. The home further benefits from allocated parking, making it a practical choice for commuters and first-time buyers alike.

Located in a prime spot, the property is just 0.1 miles from Goodmayes Station, providing excellent transport links into Central London. Additional stations, including Seven Kings (0.6 miles) and Chadwell Heath (0.8 miles), are also within easy reach.

Families will also appreciate the choice of well-regarded local schools nearby, including Goodmayes Primary School, Al-Noor Voluntary Aided Muslim Primary School, and Barley Lane Primary School – all rated “Good” by Ofsted. Eastcourt Independent School is also just 0.2 miles away.

With its convenient location, private parking, and complete refurbishment, this one-bedroom ground floor flat represents a fantastic opportunity for first-time buyers, downsizers, or investors seeking a move-in ready home. Guide Price £200,000 - £225,000

Service Charge - £1000 A Year
Ground Rent - £75 A Month
Lease - 198 Years Left

Entrance – Via communal door to own front door, leading to hallway with entry phone system, power points, built-in airing cupboard, access to loft, and doors to:

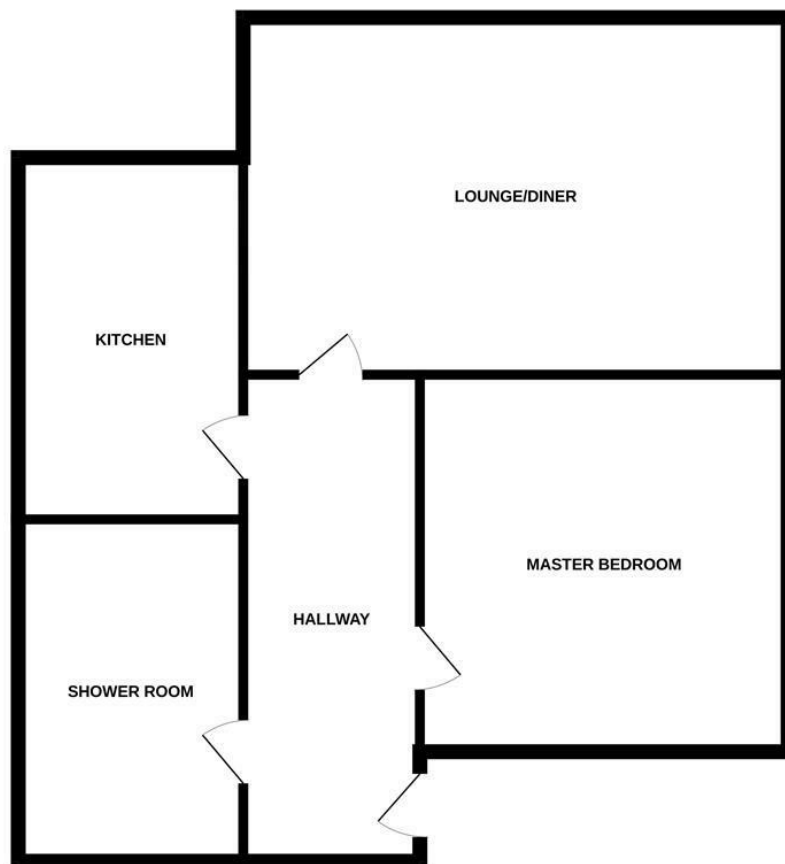
Lounge – With front-facing window and electric heating.

Kitchen – Fitted with a range of wall and base units, work surfaces, and space for appliances.

Bedroom One – Spacious double bedroom with rear-facing window.

Bathroom – Comprising bath with shower, WC, and wash hand basin.

GROUND FLOOR
902 sq.ft. (83.8 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 sq.m.) 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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