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14 Woodbury Crescent
Clayhall, Essex IG5 0FF
Price guide £260,000

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** Guide Price: £260,000 to £280,000 ** Arbon & Miller are delighted to offer this one bedroom ground floor flat constructed in 2018. Conveniently located close to local shopping facilities and the 169 bus route which offers direct access to Barkingside High Street, with its wide variety of shops, restaurants, cafes and local amenities, as well as additional bus routes and both Barkingside and Fairlop Central Line stations in close proximity. Primary & Secondary schools are also close by, as well as the ever-popular Claybury Park, with its delightful setting of ancient woodland and picturesque lake. The property offers spacious living accommodation throughout, with an open-plan Kitchen/Reception, Bedroom, Feature Bathroom and externally, a private rear garden and allocated parking space. An early internal inspection is strongly recommended.

COMMUNAL ENTRANCE DOOR

Security entry phone system, door to:

ENTRANCE HALL 13'1 x 7'6 max (3.99m x 2.29m max)

Two storage cupboards, laminated flooring.

BEDROOM 14'10 into wardrobes x 11'11 max (4.52m into wardrobes x 3.63m max)

Two light double glazed window, double radiator, fitted wardrobes.

BATHROOM/WC 7'2 x 6'8 (2.18m x 2.03m)

Panel enclosed bath with inset independent shower and screen, vanity unit with wash hand basin and mixer tap, low level wc, part tiled walls, heated towel rail, spotlights to ceiling, tiled floor, two light obscure double glazed window.

KITCHEN AREA 9'4 x 6'7 (2.84m x 2.01m)

Wall and base units, working surfaces, cupboards and drawers, built-in oven with electric hob and extractor fan, integrated fridge/freezer, washing machine and dishwasher, stainless steel one and a half

bowl sink unit with mixer tap, spotlights to ceiling, laminated flooring, two light double glazed window.

LOUNGE AREA 14'5 x 11'5 (4.39m x 3.48m)

Double glazed double doors to rear, double glazed window to rear, double radiator, spotlights to ceiling, laminated flooring.

REAR GARDEN

Private rear garden with patio area, outside tap, outside lighting, outside power.

LEASE

118 years remaining.

COUNCIL TAX

London Borough of Redbridge - Band C

GROUND RENT

£250.00 per annum.

MAINTENANCE CHARGE

£2400.00 per annum.

AGENTS NOTE

The above details have been provided in good faith and will need to be verified by the respective solicitors.

AGENTS NOTE

Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.

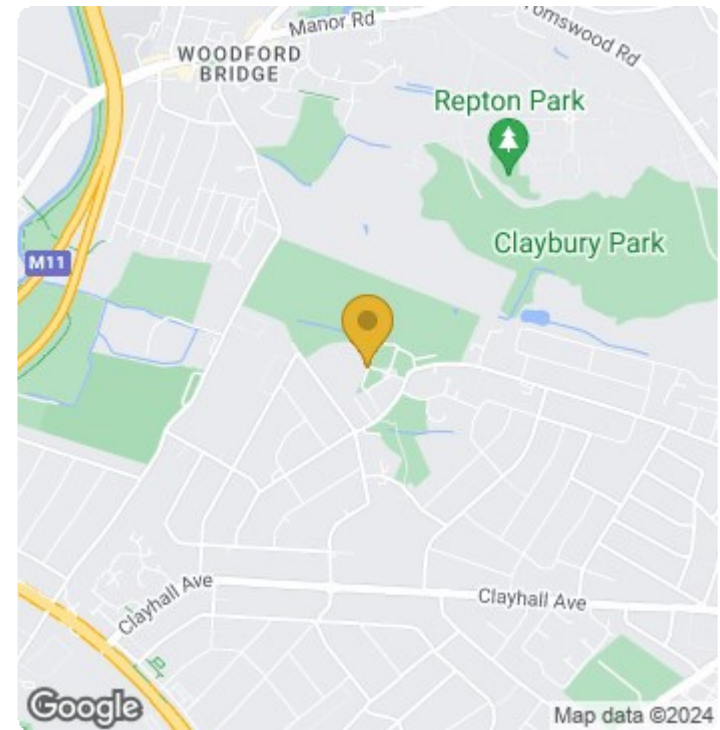


GROUND FLOOR
537 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 537 sq.ft. (49.8 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	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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