

A&M
ARBON MILLER
EST 1976

A&M
ARBON MILLER
EST 1976

Marine Crescent
Hainault, Essex IG6 2FL
Price guide £350,000



Yale

On Wall
Covers
Echo
House
Flats 1-14

PERMITS
LAND

No
Parking

Marine Crescent, Hainault, Essex IG6 2FL

*** Guide Price £350,000 - £365,000 *** An ideal property for First Time Buyers/ Investors looking to take advantage of this well positioned SPACIOUS & IMMACULATE TWO BEDROOM third (Top) floor apartment in this popular development within a short walk to HAINAULT CENTRAL LINE STATION offering direct access to Stratford within approximately 20 minutes and Liverpool Street within approximately 30 minutes. The property offers a superb 18'3 Open Plan Lounge/Fitted Kitchen with double doors to Private Balcony, 12'8 Bedroom with Feature En-suite Shower Room, 14'5 Bedroom Two and Bathroom/WC. CONTACT US NOW FOR AN IMMEDIATE VIEWING.

COMMUNAL ENTRANCE HALL

Communal entrance door, security phone system, CCTV system leading to:

INTERNAL LOBBY

Housing post boxes, further security door with CCTV, lift to all floors.

ENTRANCE HALL 12'5 x 11'3 to extremes (3.78m x 3.43m to extremes)

Composite entrance hall, Amtico flooring, double radiator, inset spotlights to ceiling, storage cupboard, telephone intercom with CCTV, doors to:

OPEN PLAN LOUNGE/KITCHEN 18'3 x 15'4 to extremes (5.56m x 4.67m to extremes)

Kitchen Area: Range of wall and base units, working surfaces, cupboards and drawers, concealed lighting, four ring gas hob with extractor hood over, AEG double oven, integrated dishwasher, washer/dryer and fridge/freezer, stainless steel sink top unit with mixer tap, spotlights to ceiling, Amtico flooring. Lounge Area: Two light double glazed window with fanlight over, double glazed door to Balcony 15'4 x 4'9, Amtico flooring, inset spotlights to ceiling, satellite point for communal satellite dish, heat recovery system.

BEDROOM ONE 12'8 x 10'11 (3.86m x 3.33m)

Two light double glazed fanlight window, heat recovery system, two light double glazed fanlight window, double radiator, door to:

ENSUITE SHOWER ROOM 7'5 x 4'9 (2.26m x 1.45m)

Double walk-in shower cubicle with electric shower unit, wash hand basin with mixer tap, close coupled wc, part tiled walls, tiled floor, heat recovery system, spotlights to ceiling, radiator.

BEDROOM TWO 14'5 x 9' (4.39m x 2.74m)

Two light double glazed fanlight window, double radiator, heat recovery system, aerial point.

BATHROOM 7'5 x 6'7 (2.26m x 2.01m)

Panel enclosed bath with mixer tap, shower attachment and glazed side screen, wash hand basin with mixer tap, close coupled wc, heat recovery system, tiled floor, radiator.

COMMUNAL ROOF TERRACE

Paved roof terrace.

COUNCIL TAX

London Borough of Redbridge - Band C

LEASE

115 years remaining

SERVICE CHARGE

£145.00 per month

GROUND RENT

£250 per annum.

PARKING

Electric Cars Free

Petrol/Diesel £22.50 for first car & £123 for second

car

Also bays as you come into Hughes road are free at certain times for permit holders

AGENTS NOTE (LEASE ETC)

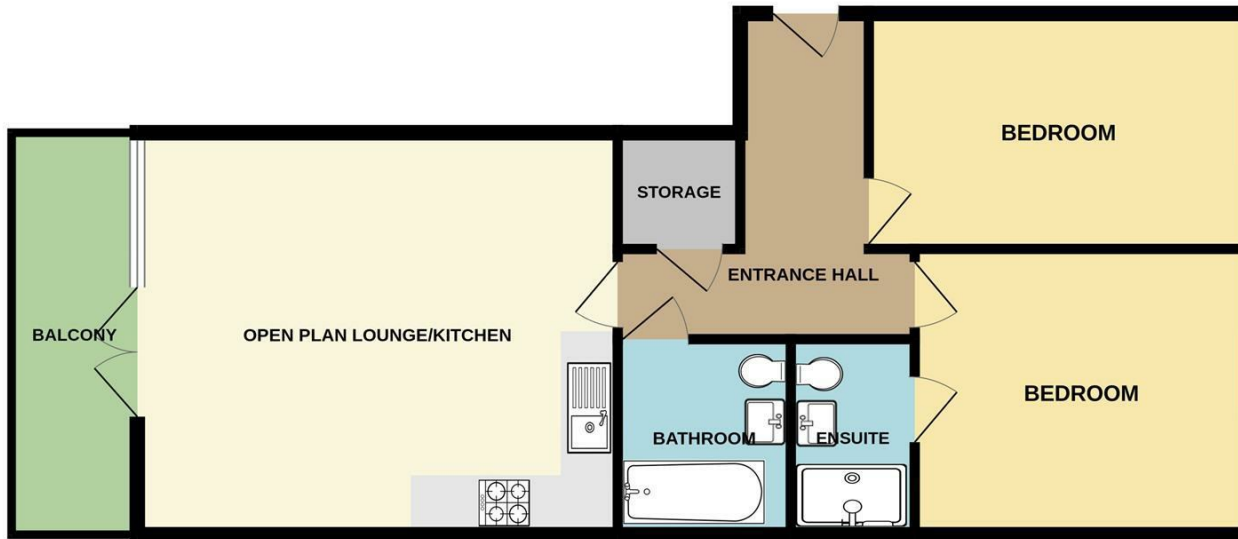
The above details have been provided in good faith and will need to be verified by the respective solicitors.

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.

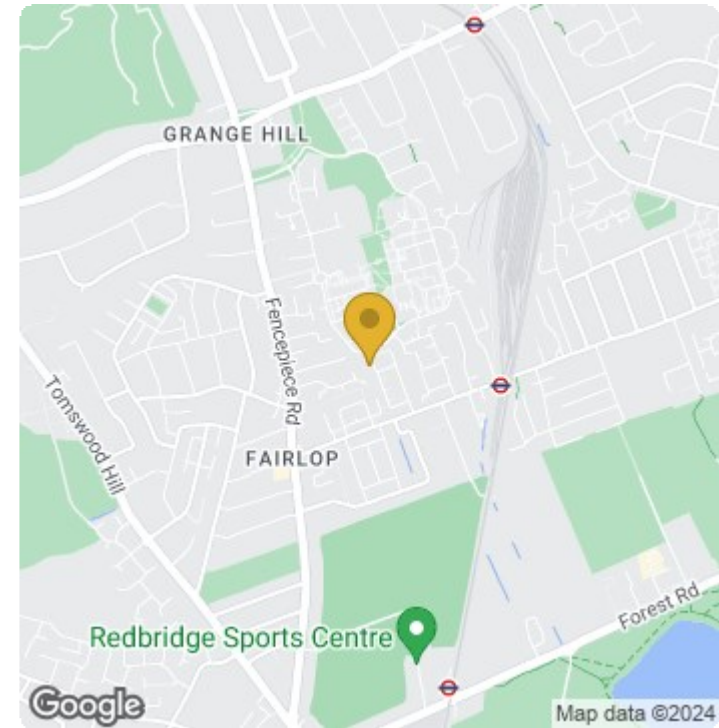


GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA: 735 sq.ft. (68.3 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.
Made with Metropix ©2024



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 83 | 83 |
| (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 | |

