

A&M
ARBON MILLER
EST 1976



A&M
ARBON MILLER
EST 1976

Benrek Close
Hainault, Essex IG6 2QL
Offers in excess of £400,000

Benrek Close, Hainault, Essex IG6 2QL

Arbon & Miller welcome you to Oxford House. This delightful duplex apartment offers a perfect blend of comfort and style. As you step inside, you are greeted by a well-appointed living space, ideal for relaxing or entertaining guests. This property boasts two spacious bedrooms, providing ample space for a growing family or those in need of a home office. With two bathrooms, convenience is key, ensuring there's no need to queue for the shower in the morning rush. One of the standout features of this apartment is the secure gated parking, offering peace of mind for your vehicle. No more circling the block in search of a parking spot - your designated space awaits you. The duplex layout adds a touch of elegance and separation to the living spaces, providing a sense of privacy and tranquillity. Whether you're unwinding after a long day or hosting a dinner party, this layout offers versatility to suit your lifestyle. Don't miss the opportunity to make this charming duplex apartment your new home. Contact us today to arrange a viewing and take the first step towards luxurious living in Oxford House, Hainault.

SHARED LOBBY AREA

Security entry phone system, stairs to all floors.

ENTRANCE HALL 10'2" x 7' (3.10m x 2.13m)

Wood strip flooring, leaded light style double glazed window with fanlight over, double radiator, inset spotlights to ceiling, stairs leading to second floor, storage cupboard, entry phone system, door to lounge, door to:

CLOAKROOM 6'2" x 3' (1.88m x 0.91m)

Low level wc, pedestal wash hand basin with mixer tap, part tiled walls, spotlights to ceiling, extractor fan, tiled floor, double radiator.

LOUNGE 18'8" x 18'4" (5.69m x 5.59m)

Two light leaded light style double glazed windows with fanlights over, spotlights to ceiling, two double radiators, storage cupboard, wood strip flooring, door to:

KITCHEN 10'2" x 7'9" (3.10m x 2.36m)

Range of wall and base units, working surfaces, cupboards and drawers, four ring electric hob with extractor hood over, concealed lighting, tiled splashback, cupboard housing combi boiler, integrated dishwasher, washing machine and fridge/freezer, inset spotlights to ceiling, sink top unit with mixer tap, leaded light style double glazed window with fanlight over, tiled floor.

LANDING 11'4" x 5'2" (3.45m x 1.57m)

Access to loft, inset spotlights to ceiling, double radiator, airing cupboard, doors to:

BEDROOM ONE 14'1" x 11'7" (4.29m x 3.53m)

Two light leaded light style double glazed window with fanlight over, fitted wardrobes with matching fitted chest of drawers, double radiator, door to:

ENSUITE SHOWER ROOM 9'10" x 6'7" (3.00m x 2.01m)

Glazed double shower cubicle with mixer tap, shower attachment and part tiled walls, low level wc, pedestal wash hand basin, double radiator, obscure leaded light style double glazed window with fanlight over, inset spotlights to ceiling, extractor fan.

BEDROOM TWO 14'8" x 11'7" (4.47m x 3.53m)

Two light leaded light style double glazed window with fanlight over, fitted wardrobes with matching fitted desk unit, double radiator.

BATHROOM 8'6" x 4'4" (2.59m x 1.32m)

Panel enclosed bath, pedestal wash hand basin, low level wc, part tiled walls, double radiator, inset spotlights to ceiling, extractor fan, obscure double glazed leaded light style window with fanlight over.

COMMUNAL GARDENS

Surrounding communal gardens.

PARKING

Allocated car parking space via secured gates.

LEASE

130 years remaining.

SERVICE CHARGE

£100 per month.

GROUND RENT

£300 per annum.

COUNCIL TAX

London Borough of Redbridge - Band D

AGENTS NOTE (LEASE ETC)

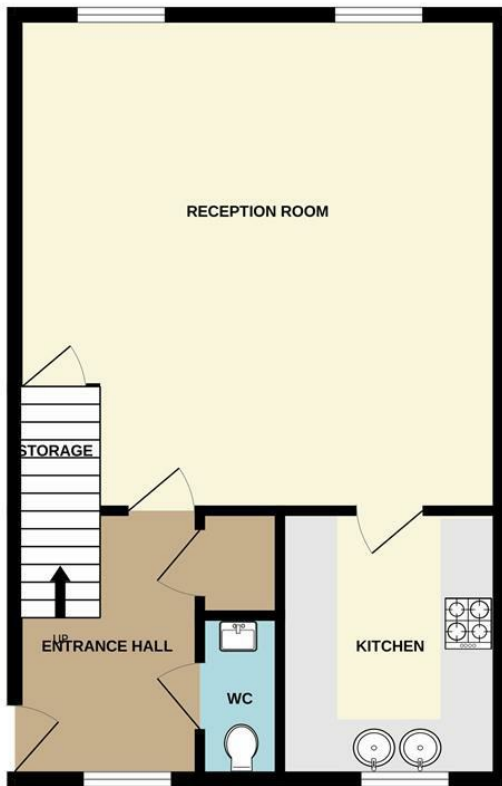
The above details have been provided in good faith and will need to be verified by the respective solicitors.

AGENTS NOTE

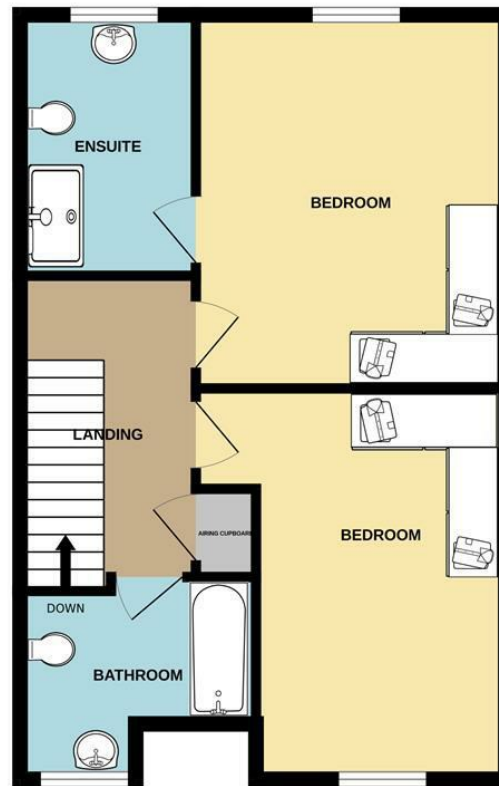
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services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



1ST FLOOR
528 sq.ft. (49.1 sq.m.) approx.

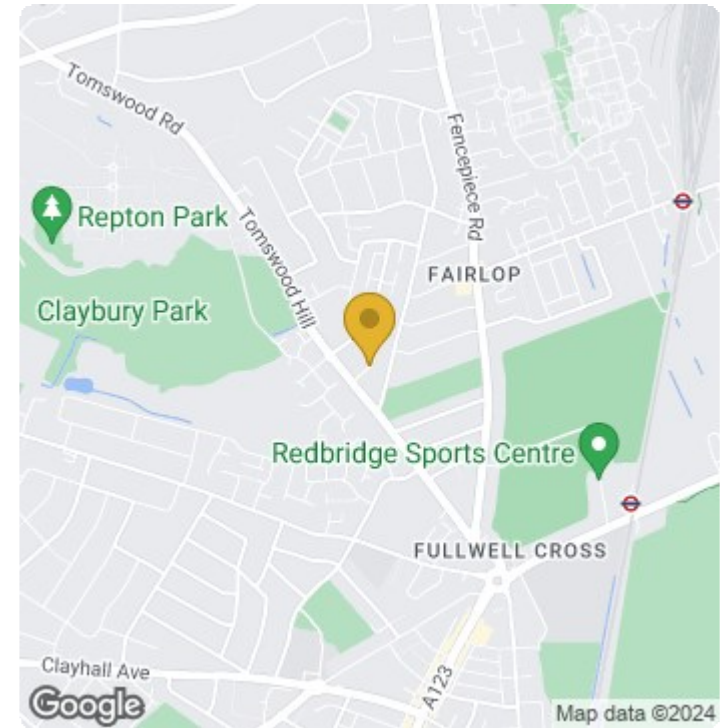


2ND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1047 sq.ft. (97.3 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		
(69-80) C	76	79
(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	



A&M
ARBON MILLER
EST 1976



A&M
ARBON MILLER
EST 1976



A&M
ARBON MILLER
EST 1976



A&M
ARBON MILLER
EST 1976