

**A&M**  
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Flat 2 Willow Court 448 Fullwell Avenue  
Clayhall, Essex IG5 0FA  
Offers in excess of £245,000

## Flat 2 Willow Court 448 Fullwell Avenue, Clayhall, Essex IG5 0FA

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 Balcony and allocated parking space. An early internal inspection is strongly recommended.

### COMMUNAL ENTRANCE HALL

Entrance door to:

### HALLWAY 11'9 x 4'8 (3.58m x 1.42m)

Radiator, walk-in storage cupboard, spotlights to ceiling, laminated flooring.

### OPEN PLAN LOUNGE/KITCHEN 23'2 x 11'1 (7.06m x 3.38m)

Lounge Area: Double glazed double doors leading to PRIVATE BALCONY, double glaze window, double radiator, radiator. Kitchen Area: Range of wall and base units, working surfaces, cupboards and drawers, built-in oven with electric hob and extractor fan above, integrated fridge/freezer and dishwasher, stainless steel one and half bowl sink unit with mixer tap, laminated flooring.

### BEDROOM 11'9 into wardrobe recess x 11'3 (3.58m into wardrobe recess x 3.43m)

Two light double glazed window, fitted wardrobes, storage cupboard housing boiler, double radiator.

### BATHROOM/WC 7'2 x 6'9 (2.18m x 2.06m)

Panel enclosed bath with inset

independent shower and side screen, vanity unit with wash hand basin with mixer tap, low level wc, electric towel rail, part tiled walls, tiled floor, spotlights to ceiling.

### EXTERIOR

Allocated PARKING SPACE.

### LEASE

121 years remaining.

### SERVICE CHARGE

£520.23 Quarterly.

### GROUND RENT

£250.00 per annum.

### COUNCIL TAX

London Borough of Redbridge - Band C

### AGENTS NOTE

All lease details need to be verified by respective solicitors.

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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.

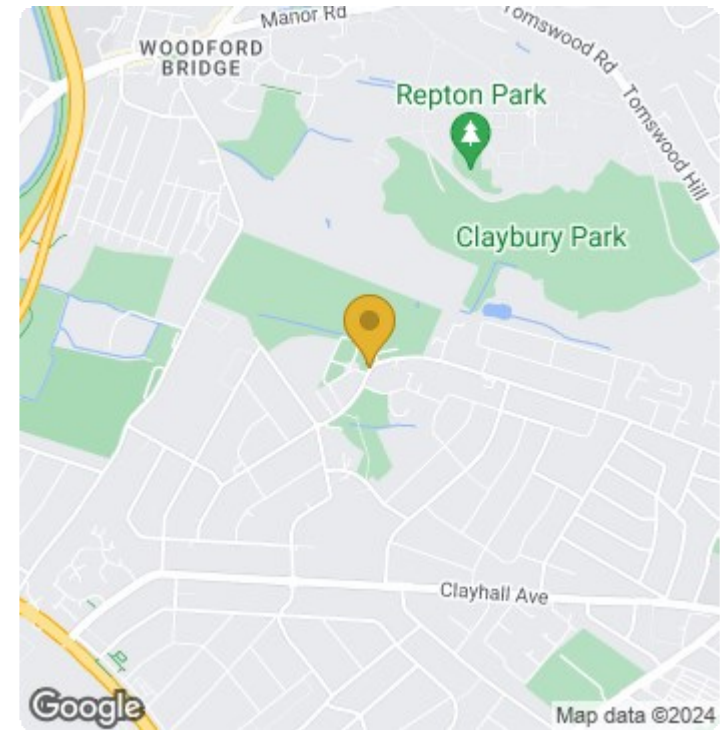


GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 522 sq.ft. (48.5 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

