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Dunhill House 173a, High Street
Barkingside, Essex IG6 2AJ
Offers in the region of £269,995

Dunhill House 173a, High Street, Barkingside, Essex IG6 2AJ

Arbon & Miller are delighted to offer this immaculately decorative purpose built third floor one bedroom flat BUILT IN 2020. The property is conveniently located on Barkingside High Street which offers a wide range of local shops, restaurants and cafes, and several local amenities. The property also benefits from being located within a short walk to FAIRLOP CENTRAL LINE STATION which offers direct access to Stratford Station within approx. 20 minutes and Liverpool Street Station within approx. 30 minutes. Bus services are also nearby offering access to both Ilford & Romford Town Centres. Dunhill House consists of a Reception/Kitchen, well-appointed Bedroom and Feature Bathroom. There is a LIFT located within the block and well-maintained communal halls. We highly recommend an internal inspection to appreciate the properties key features.

COMMUNAL ENTRANCE

Entrance via intercom system, communal halls, communal stairs, lift.

ENTRANCE HALL

Entrance door, access to all rooms, vertical radiator incorporating mirror, spotlights to ceiling, built-in storage cupboard.

LOUNGE/KITCHEN 15'5 x 12'1 (4.70m x 3.68m)

Lounge: Two light double glazed windows, vertical radiator, spotlights to ceiling.
 Kitchen: Base and wall units, working surfaces, cupboards and drawers, four ring electric hob with extractor fan over, built-in oven, one and a half bowl stainless steel sink top with mixer tap, plumbing for washing machine, part tiled walls, wall-mounted Valliant boiler.

BEDROOM 15'4 x 8'4 (4.67m x 2.54m)

Light double glazed window, vertical radiator, built-in wardrobe cupboards with overhead storage above, spotlights to ceiling.

FEATURE BATHROOM 8'5 x 8'2 max (2.57m x 2.49m max)

Panel enclosed bath with mixer tap and

shower attachment with additional 'rainforest' style shower head over, vanity wash hand basin with mixer tap, low level wc, tiled floor, tiled walls, spotlights to ceiling, heated towel rail.

LEASE

125 years from 2020.

SERVICE CHARGE

£2,160.81 per annum.

GROUND RENT

£200 per annum.

COUNCIL TAX

London Borough of Redbridge - Tax band B.

AGENTS NOTE (LEASE ETC)

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

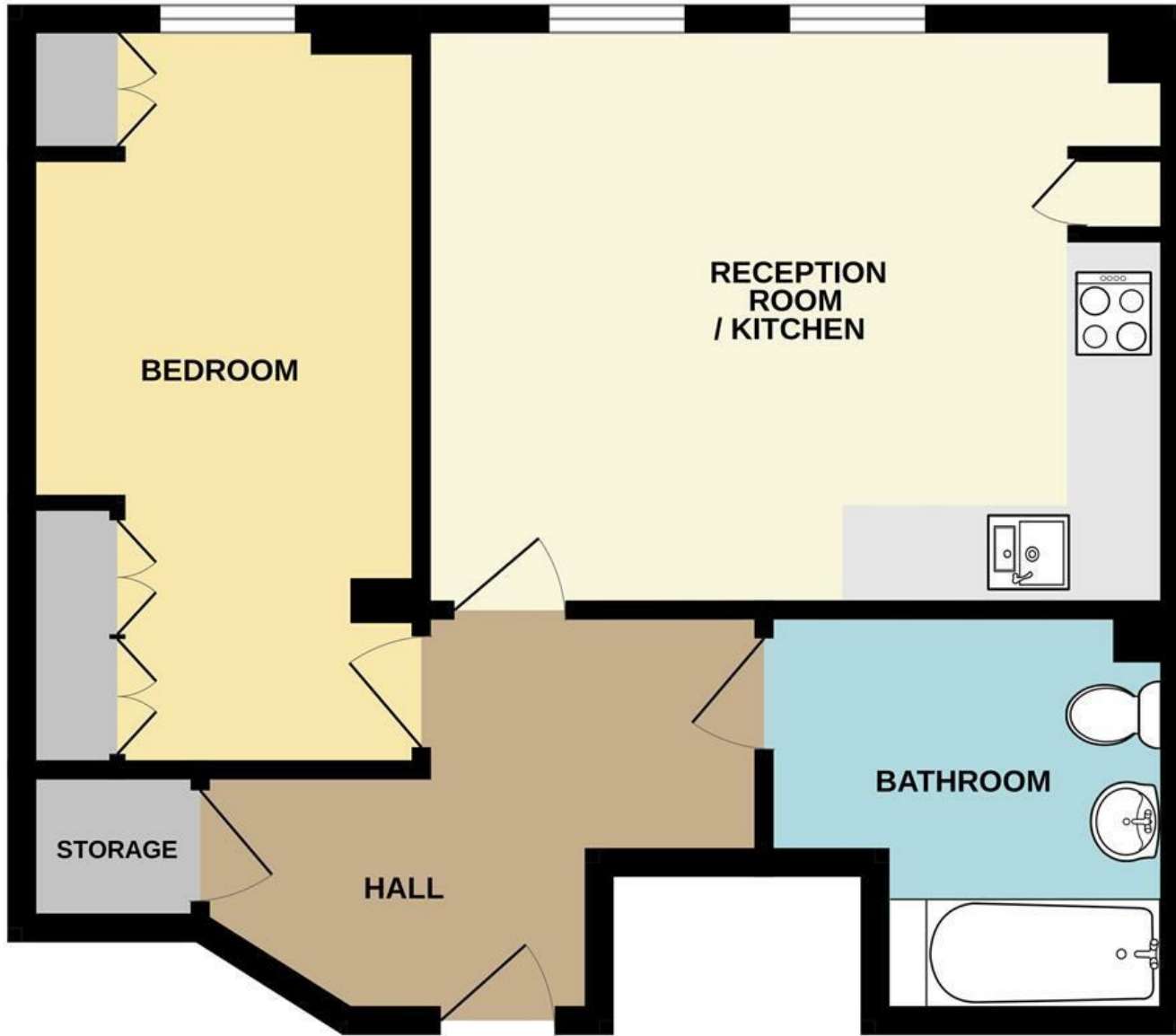
AGENTS NOTE

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 a statement 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.

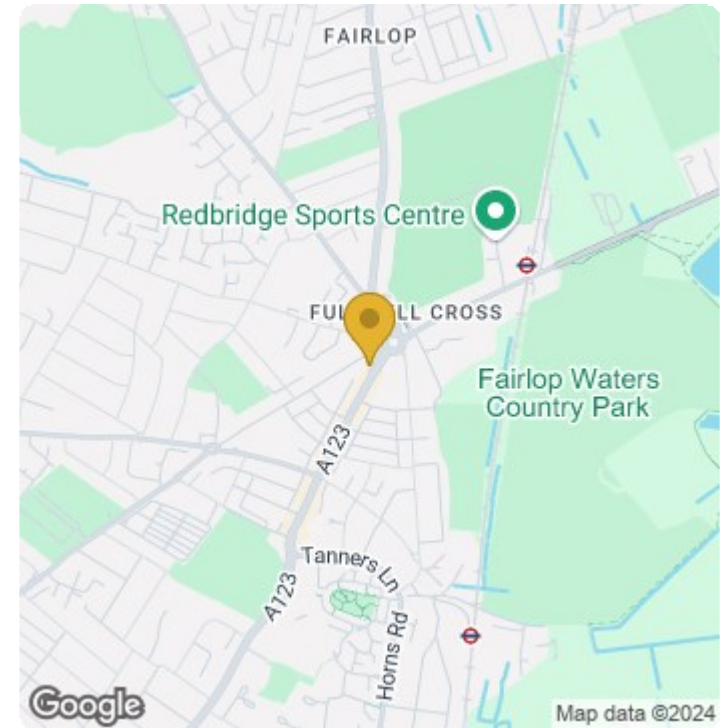


3RD FLOOR FLAT
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 449 sq.ft. (41.7 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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