

A&M  
ARBON MILLER  
EST 1976



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4 Avenue Court  
Clayhall, Essex IG5 0LH  
Price £300,000



## 4 Avenue Court, Clayhall, Essex IG5 0LH

Arbon & Miller are delighted to offer this spacious two bedroom first floor purpose-built flat located immediately off Claybury Broadway OFFERED WITH NO ONGOING CHAIN within 1/4 of a mile of local shopping facilities and bus services and within a mile of Gants Hill Central Line Station which provides direct access to Stratford Station within approx. 20 minutes and Liverpool Street Station within approx. 30 minutes. Avenue Court is also located within the school catchment of the ever-popular BEAL HIGH SCHOOL. The property boasts spacious living accommodation throughout and consists of a 13ft10 Reception Room, 11ft7 Kitchen, two well-proportioned Bedrooms and Bathroom. Externally, there are communal gardens. We highly recommend an internal inspection to appreciate the properties many key features.

**ENTRANCE HALL 15'5 x 5'5 narrowing to 2'10 (4.70m x 1.65m narrowing to 0.86m)**

Entrance door, radiator, entry phone system, various storage cupboards, woodstrip style flooring, access to all rooms.

**LOUNGE 13'10 x 11'8 (4.22m x 3.56m)**

Four light double glazed window with fanlights over, radiator.

**KITCHEN 11'7 x 8'10 (3.53m x 2.69m)**

Range of base and wall units, working surfaces, cupboards and drawers, stainless steel sink top with mixer tap and drainer, plumbing for washing machine, cupboard housing boiler, four ring gas hob with extractor fan over, built-in oven, part tiled walls, tiled floor, heated towel rail, three light double glazed window with fanlight over.

**BEDROOM ONE 11'8 x 10'7 (3.56m x 3.23m)**

Three light double glazed window with fanlight over, radiator.

**BEDROOM TWO 12'1 x 8'5 (3.68m x 2.57m)**

Three light double glazed window with fanlight over, built-in storage cupboard, radiator.

**BATHROOM 7'4 x 5'9 (2.24m x 1.75m)**

Panel enclosed bath with mixer tap, shower attachment, additional shower attachment and glass screen, low level wc, pedestal wash hand basin with mixer tap, heated towel rail, tiled floor, part tiled walls, two light obscure double glazed window with fanlight over.

### EXTERIOR

Communal gardens, private storage shed.

### LEASE

83 years remaining.

### GROUND RENT

£10.00 per annum.

### SERVICE CHARGE

£1400.00 per annum.

### BUILDINGS INSURANCE

£483.00 per annum.

### COUNCIL TAX

London Borough of Redbridge - Band C

### 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.

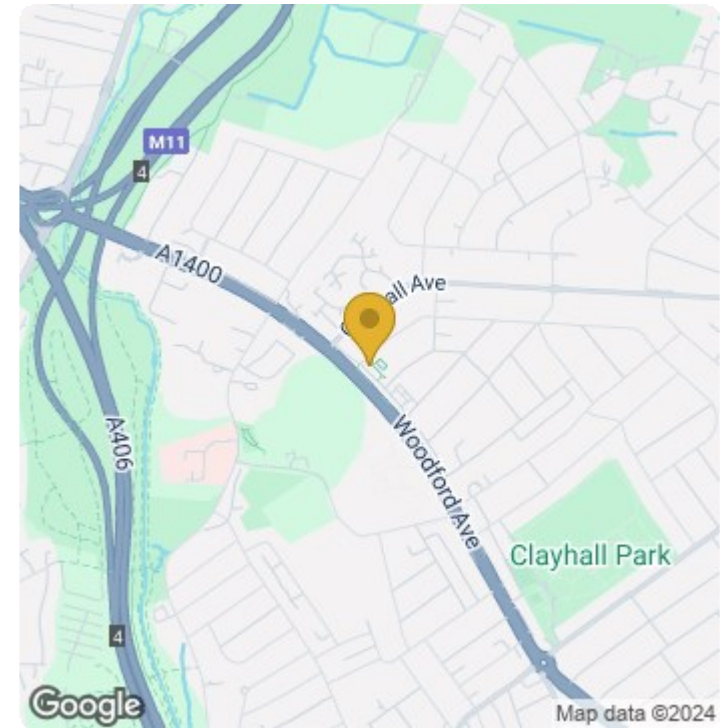


FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq.ft. (55.1 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>81</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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