



A&M
ARBON MILLER
EST 1976

Oaks Lane
Newbury Park, Essex IG2 7PL
Price £300,000

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CHAIN FREE Arbon & Miller are pleased to offer this spacious two bedroom second floor flat which is located within 0.3 miles of Newbury Park Central Line Station. A large reception room, two double bedrooms, fully fitted kitchen and large bathroom. the proeprty comes with a garage en-bloc. This is an ideal property for any working professional couple and London commuter. - CALL NOW TO VIEW.

COMMUNAL ENTRANCE

Security entry phone system. Stairs to all floors.

ENTRANCE HALL

Wood strip flooring, dado rail, entry phone system, double radiator, storage cupboard, further doors to:

LOUNGE 15'3 x 11'5 (4.65m x 3.48m)

Four light double glazed window, double radiator, wood strip flooring.

KITCHEN 11'5 x 6'9 (3.48m x 2.06m)

Range of wall and base units, working surfaces, cupboards and drawers, concealed lighting, stainless steel sink top with mixer tap, electric oven with gas hob and extractor fan over, integrated dishwasher, plumbing for washing machine, recess for fridge/freezer, part tiled walls, tiled floor, double glazed window.

BEDROOM ONE 14'6 x 10'7 (4.42m x 3.23m)

Four light double glazed window, double radiator, wood strip flooring.

BEDROOM TWO 12'10 x 7'10 (3.91m x 2.39m)

Two light double glazed window, double radiator, wood strip flooring.

BATHROOM 5'11 x 5'6 (1.80m x 1.68m)

Panel enclosed bath with mixer tap, shower attachment and glazed side screen, wash hand basin with mixer tap, low level wc, tiled walls, tiled floor, skylight window.

GARAGE

In block. Currently rented out at £120 pm.

COUNCIL TAX

London Borough of Redbridge - Band C

LEASE

172 years - Extension currently being finalised.

GROUND RENT

£80.00 per annum, however once lease extension finalised this will be Nil.

SERVICE CHARGE

£1431.67 per annum.

AGENTS NOTE (LEASE ETC)

The above details have been provided in

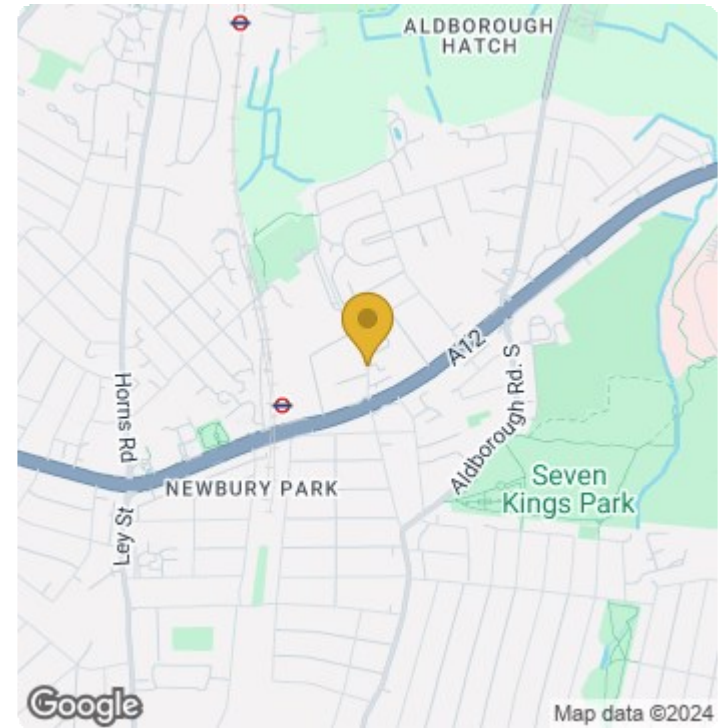
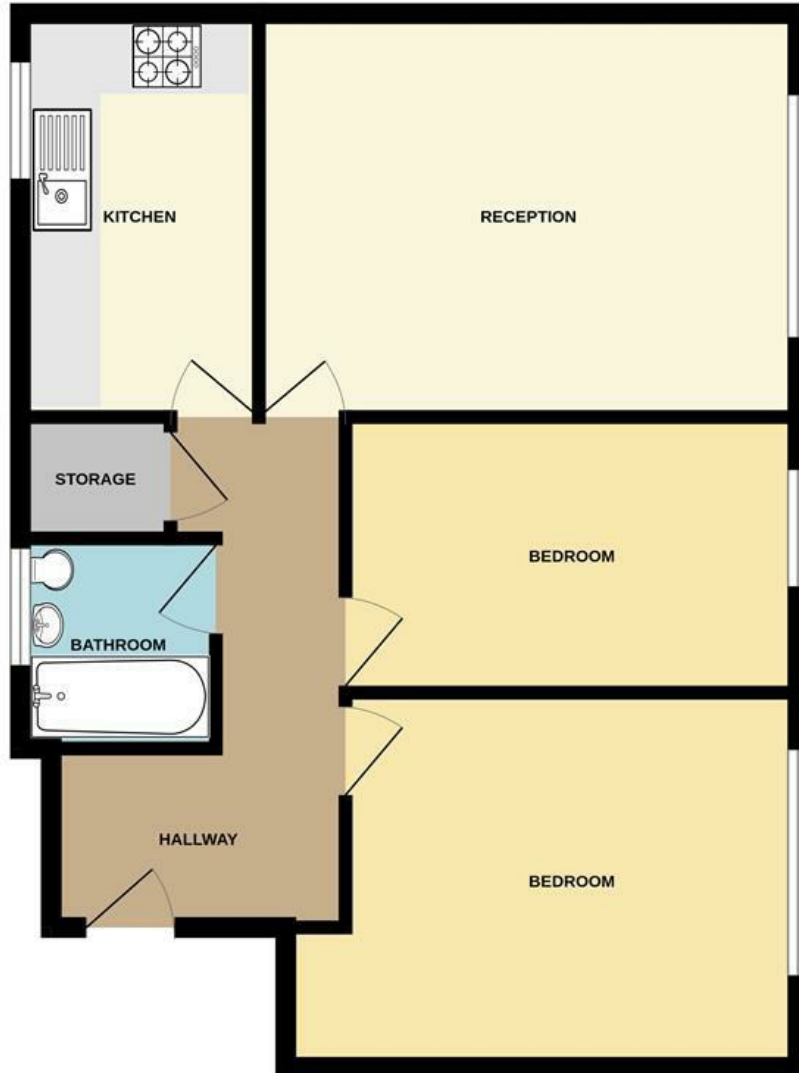
good faith and will need to be verified by the respective solicitors.

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(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	

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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