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38 Davids Way
Hainault, Essex IG6 3BQ
Price guide £300,000

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*** Price Guide: £300,000 to £325,000 *** ** CHAIN FREE ** Arbon & Miller are delighted to offer this well-appointed, first floor two-bedroom flat in a small private 1980's building being offer with a share of freehold and over 900 years lease. It comprises a large bright living/dining room, separate kitchen, two double bedrooms, bathroom/WC. Conveniently situated some 2 minutes' walk from Hainault Tube station. Easy 30 minutes commute to the City and Central London. Conveniences shops, pub and supermarket are nearby. It benefits from entry phone and rear communal garden and allocated secure car parking space. CALL NOW TO VIEW

COMMUNAL ENTRANCE HALL

Security entry phone system, Stairs to first floor.

ENTRANCE HALL

Entrance door, Parquet flooring, storage cupboard, coved cornice, doors to:

LOUNGE 19'1 x 11'7 (5.82m x 3.53m)

Laminated wood strip flooring, dado rail, three light double glazed window, electric radiator, door to:

KITCHEN 12'3 x 6' (3.73m x 1.83m)

Range of base and wall units, working surfaces, cupboards and drawers, stainless steel sink top unit with mixer tap, under counter oven with electric induction hob and extractor fan over, tiled splashback, washing machine, fridge/freezer, coved cornice, two light double glazed window.

BEDROOM ONE 12'11 x 9' (3.94m x 2.74m)

Two light double glazed window, electric radiator, wardrobe units, laminated wood strip flooring, coved cornice.

BEDROOM TWO 8'10 x 8'6 (2.69m x 2.59m)

Two light double glazed window, electric radiator, dado rail, coved cornice, laminated wood strip flooring.

BATHROOM 6'10 x 6' (2.08m x 1.83m)

Panel enclosed bath with mixer tap and electric power shower, vanity unit with wash hand basin and mixer tap, low level wc, tiled walls, tiled floor, extractor fan.

COMMUNAL GARDENS

Gated access to Allocated Parking Space.

LEASE

We understand from the seller that the property has a share of Freehold with a 990 plus year lease.

GROUND RENT

Nil

SERVICE CHARGE

£1,473 per annum

COUNCIL TAX

London Borough of Redbridge - Tax band C.

AGENTS NOTE (LEASE ETC)

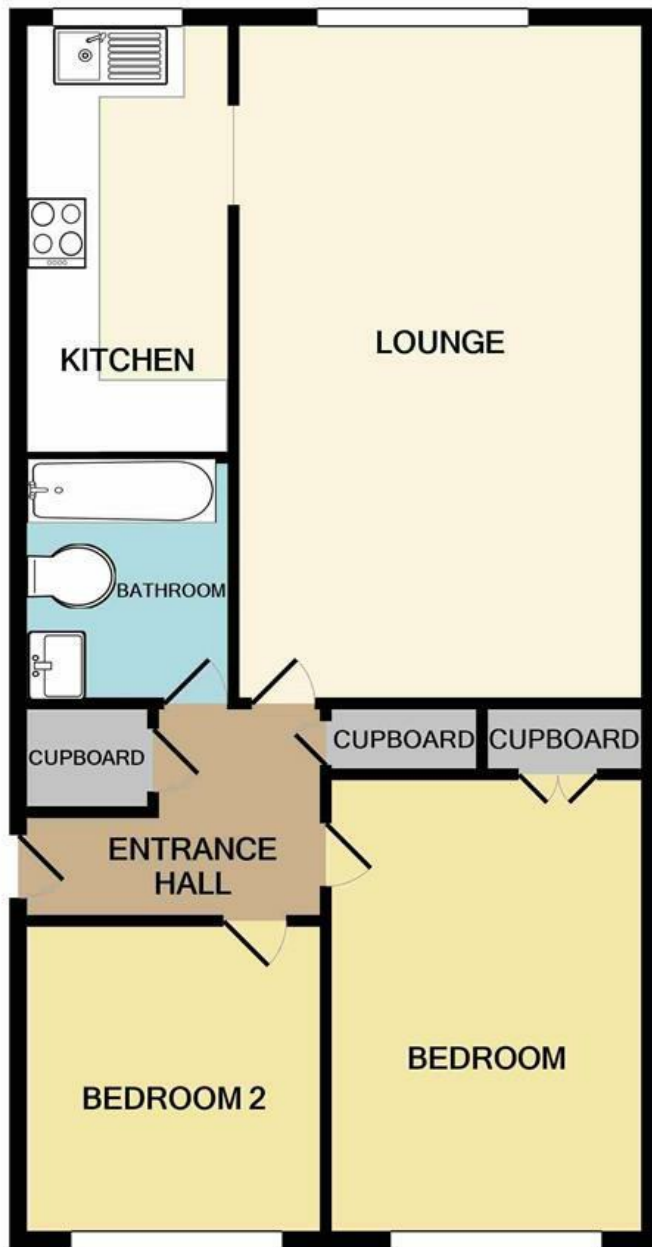
The above details have been provided in

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.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	77
England & Wales	EU Directive 2002/91/EC 	



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