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5 Bridgeview Court New North Road
Hainault, Essex IG6 2UX
Price guide £300,000

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Guide Price - £300,000 to £315,000. Arbon & Miller are pleased to offer this first floor flat being offered with a SHARE OF FREEHOLD (over 900 year underlying lease), situated within a "stones throw" of HAINAULT CENTRAL LINE STATION which offers direct access to Stratford within approx. 20 minutes and Liverpool Street within approx. 30 minutes. The property itself offers spacious lounge, kitchen, two bedrooms and bathroom.wc. There is a well maintained communal garden and allocated parking space, along with GARAGE in block. An early inspection is highly recommended. Ideal FIRST TIME PURCHASE or INVESTMENT PURCHASE.

COMMUNAL HALL

Security entry phone system, stairs to first floor.

ENTRANCE HALL 15'7 x 5'5 max (4.75m x 1.65m max)

Entrance door, radiator with cover, three storage cupboards (one housing combi boiler with extractor fan, one housing plumbing for washing machine and tumble dryer with extractor fan), fitted bookcase and cupboard below.

LOUNGE 18'9 x 10'6 (5.72m x 3.20m)

Double glazed window to front, further double glazed window to flank, two double radiators, coved cornice.

KITCHEN 10'6 x 8'3 (3.20m x 2.51m)

Range of wall and base units, working surfaces, cupboards and drawers, stainless steel sink top with mixer tap, electric cooker point, part tiled walls, extractor fan, two light double glazed window to rear, double radiator.

BEDROOM ONE 15'5 x 8'9 (4.70m x 2.67m)

Two light double glazed window to front, double radiator, fitted wardrobes with

matching dressing table and bedside units, coved cornice.

BEDROOM TWO 14'11 max x 6'5 (4.55m max x 1.96m)

Double glazed window to front, double radiator, storage cupboard, coved cornice.

BATHROOM 7'0 x 6'4 (2.13m x 1.93m)

Panel enclosed bath with shower attachment and separate electric shower unit, pedestal wash hand basin, low level wc, part tiled walls, double radiator, extractor fan, obscure double glazed window to rear.

EXTERIOR

Well maintained communal garden. Allocated Parking Space. Further communal parking.

GARAGE 16'3 x 8'0 (4.95m x 2.44m)

In Block

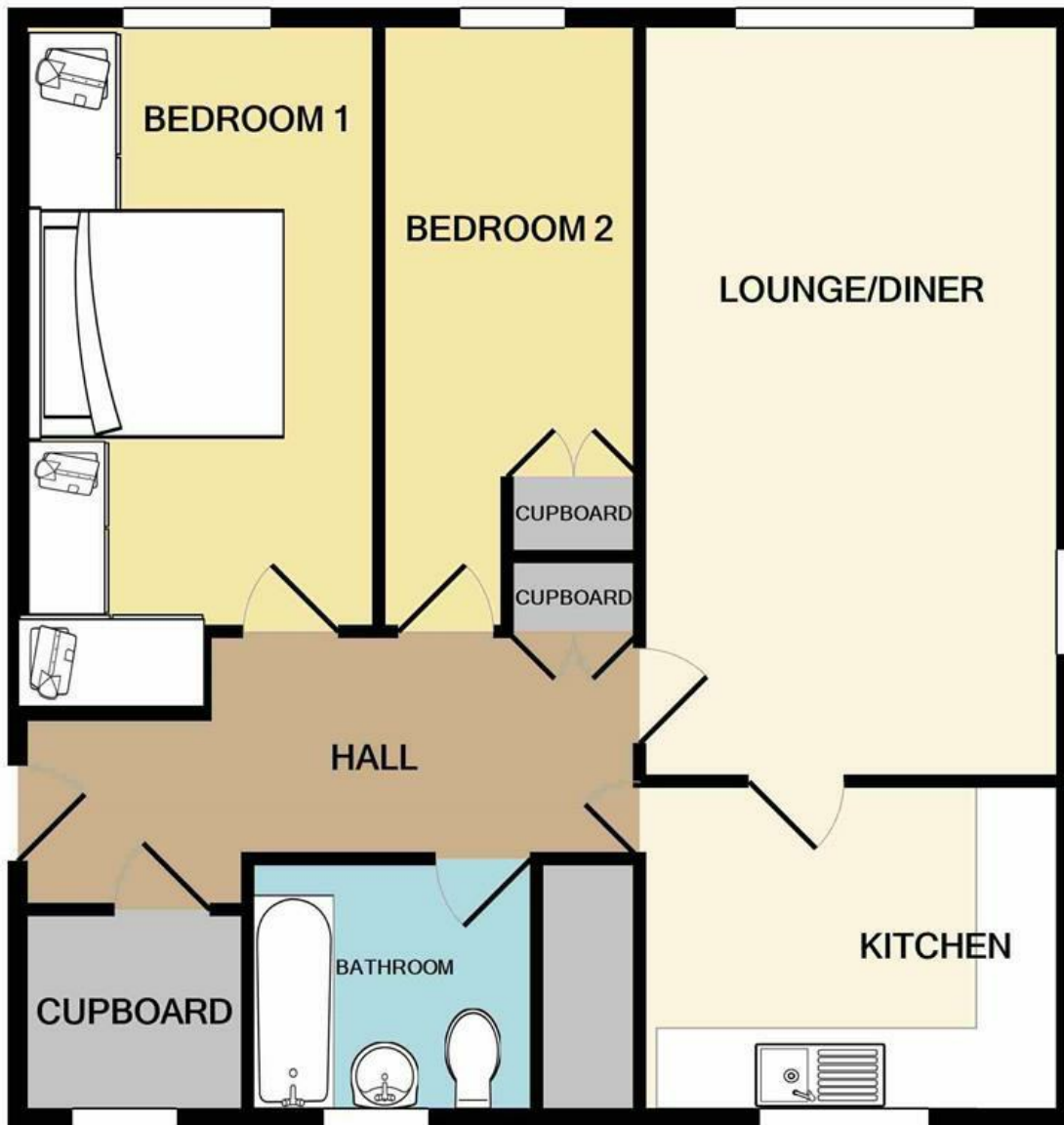
AGENTS NOTE

We have been advised that the property is being sold with a share of freehold with over 900 year underlying lease. Service charge is £1080.00 per annum. These details 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.

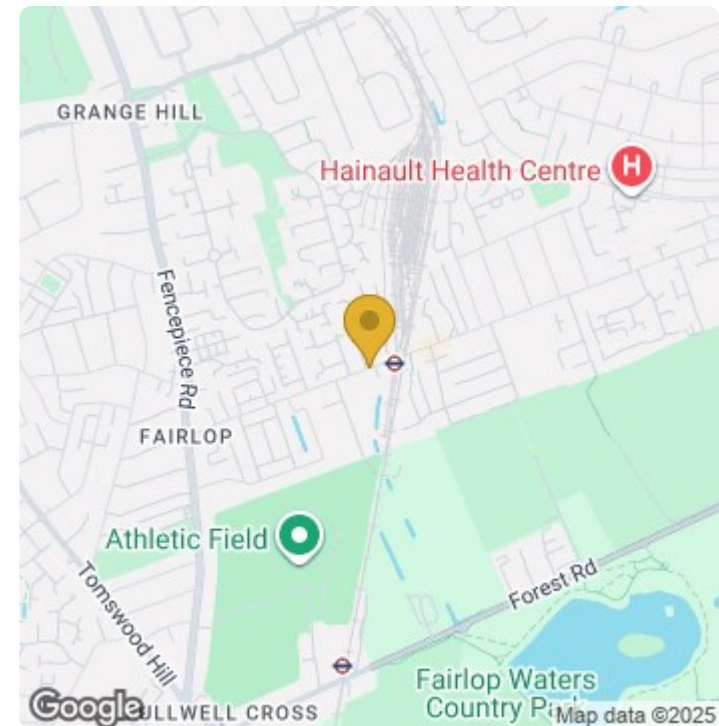




TOTAL APPROX. FLOOR AREA 695 SQ.FT. (64.5 SQ.M.)

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		81
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

