

CHISSICK

Residential Sales and Lettings



Winningales Court, Ilford, IG5 0PX

Offers In The Region Of £129,950

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Entrance

Communal Entrance with security entry phone. Lifts and stairs to all floors.

Entrance Hall

Own door to Entrance Hall. Built in storage cupboards, further built in cupboard housing water tank and cylinder, night storage heater.

Lounge

20'7 x 9'6 (6.27m x 2.90m)

Double glazed window to side, coved cornicing, night storage heater, leading to:

Kitchenette

6'1 x 5'9 (1.85m x 1.75m)

Part tiled and fitted with upgraded modern base and wall units, work surfaces, one and a half bowl sink unit with mixer tap, plumbing for automatic washing machine, integrated fridge/freezer, built in electric hob with oven under, double glazed window to side, tiled flooring.

Bedroom

14'9 x 8'6 (4.50m x 2.59m)

Fitted with range of modern wardrobes, built in mirror fronted wardrobe, recess for bed with storage over, matching built in dresser, double glazed window to side, night storage heater.

Shower Room

Comprises walk-in shower, vanity wash hand basin with cupboard under, low flush WC, heated towel rail, tiled flooring, wall cabinet.

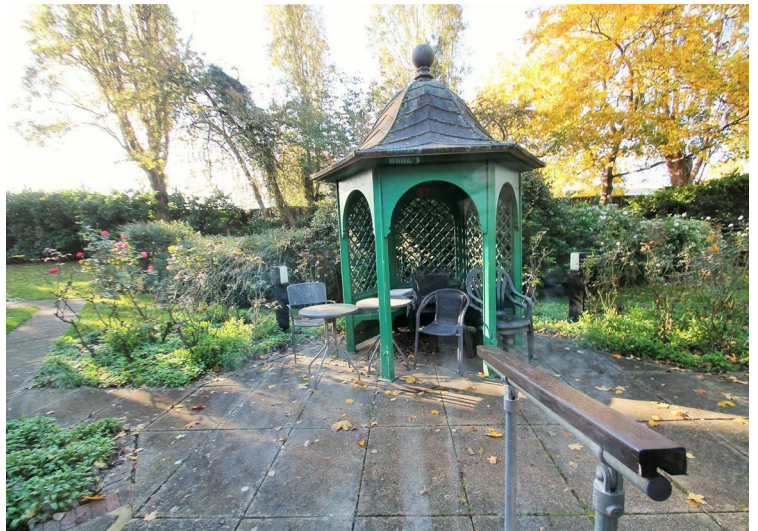
Communal Areas

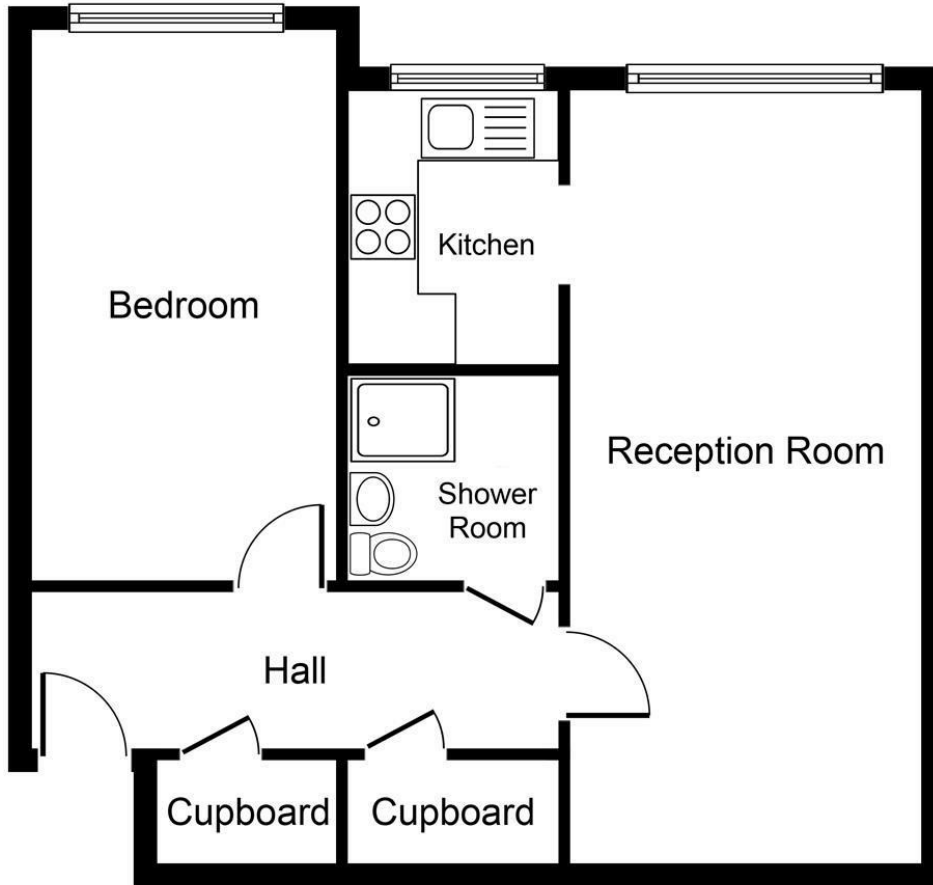
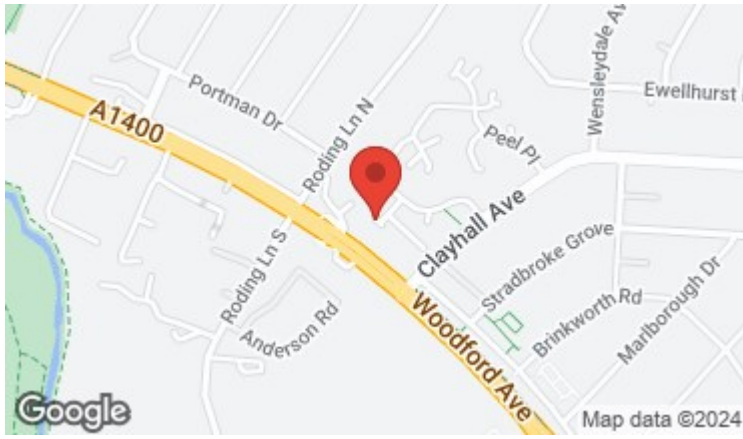
There is a most attractive and spacious communal lounge with communal kitchen and conservatory. There is also a guest suite available for visitors.

Exterior

Well tended and landscaped communal gardens and communal parking.

Council Tax Band D





Approximate Floor Area
543 sq.ft.
(50.4 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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			
England & Wales		78	85
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.