

Gabrielle House

Gabrielle House, Perth Road, Gants Hill, IG2 6FG

Guide Price £340,000





Fire exit

FIRE EXIT

Gabrielle House, Perth

Gants Hill, IG2 6FG

Local Authority: Redbridge
Tax Band: C

- EPC Rating 81B
- Two Bathrooms (One Ensuite)
- Sixth Floor Flat
- 2009 Build
- Walking Distance to Gants Hill Station
- Two Bedrooms
- Very Well Presented
- GUIDE PRICE £340,000 to £350,000
- Long Lease
- Secure Gated Parking

** EWS1 COMPLIANT **

*** GUIDE PRICE £340,000 to £350,000 ***

Sandra Davidson Estate Agents are pleased to offer FOR SALE a very well presented Two Bedroom SIXTH FLOOR FLAT in a sought after development in GANTS HILL. The property features an Open Plan Kitchen/Lounge, Two Bedrooms, Two Bathrooms (one En-Suite) and OWN BALCONY WITH ATTRACTIVE VIEWS OF THE CITY. The property is within walking distance to GANTS HILL underground station, shops and amenities including parks and open spaces.

This sought after property is offered with A LONG LEASE, a SECURE ALLOCATED PARKING SPACE and comprises:



Guide Price £340,000



ENTRANCE

Via communal entrance hall with secure telecom entry system and concierge, stairs and lifts to sixth floor, door to entrance hall with: wood flooring, light, two fitted cupboards, doors to:

LOUNGE AREA: 13'1" x 11'10" (4.00m x 3.60m)

Open plan Kitchen/Lounge with wood flooring, spotlights to ceiling, double glazed French doors to Own Balcony, radiator, opening to:

KITCHEN 8'11" x 11'10" (2.73m x 3.60m)

Fitted wall and base units, work surface, one bowl sink with drainer, four ring gas hob with extractor hood over, integrated oven, spotlights to ceiling, breakfast bar, space and services for washing machine and freezer

BEDROOM ONE 18'1" x 8'7" (5.50m x 2.62m)

Double glazed window to rear with fitted dresser below, wood flooring, light, fitted cupboard, radiator, door to:



EN SUITE

Suite comprising; enclosed walk-in shower cubicle, low level WC, pedestal hand wash basin, partly tiled walls, tiled flooring, spotlights to ceiling, radiator, extractor fan

BEDROOM TWO 14'4" x 9'6" (4.37m x 2.89m)

Window to rear, door to:

FAMILY BATHROOM

Suite comprising; bathtub with shower screen and shower over, pedestal hand wash basin, low level WC, radiator, partly tiled walls, tiled flooring, spotlights to ceiling, extractor fan

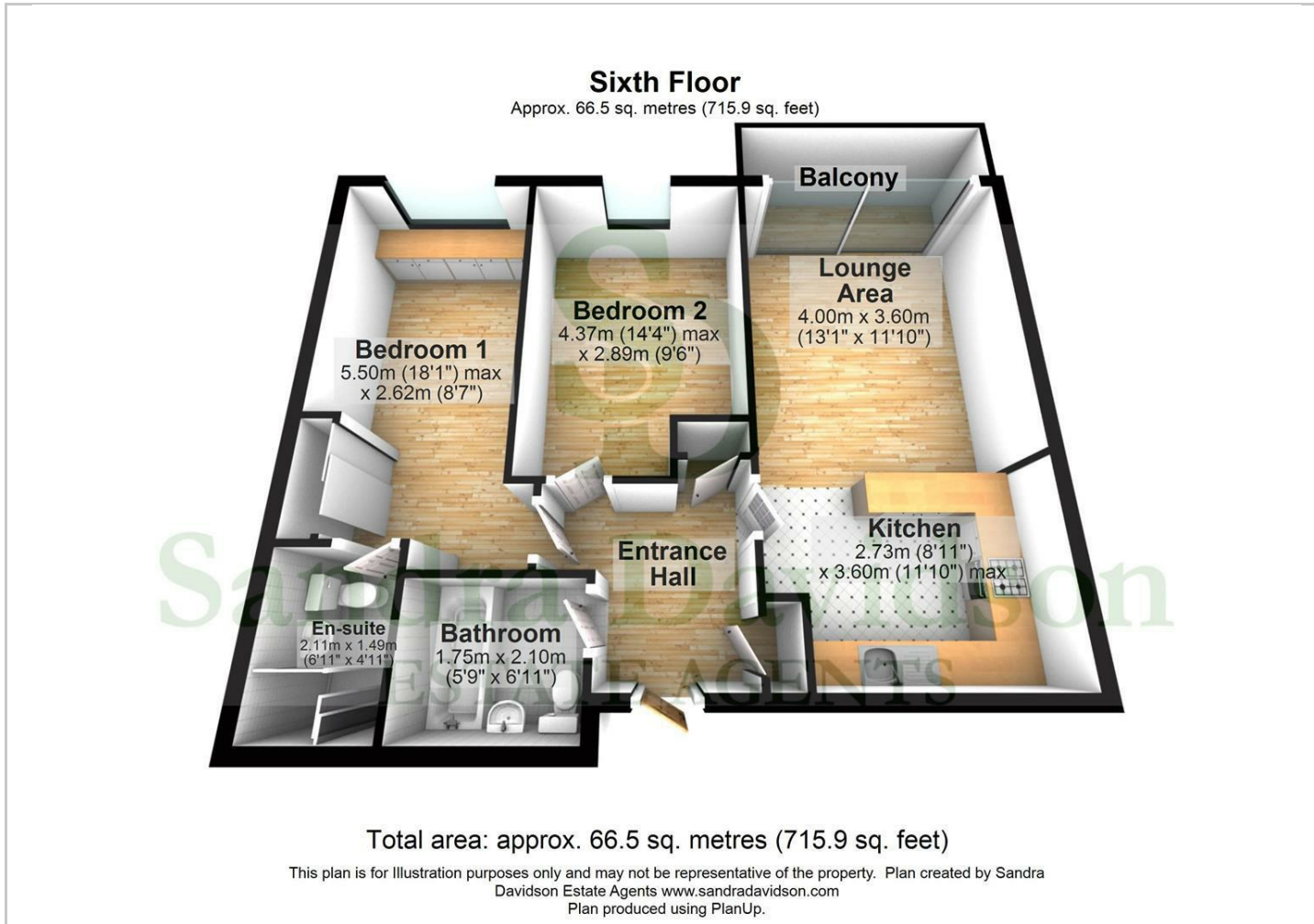
LEASE

- Service charge: Approx £3300 PA
- Ground rent charges - £200 PA
- Lease length: 111 years left. 125 years from 2009





Floor Plans



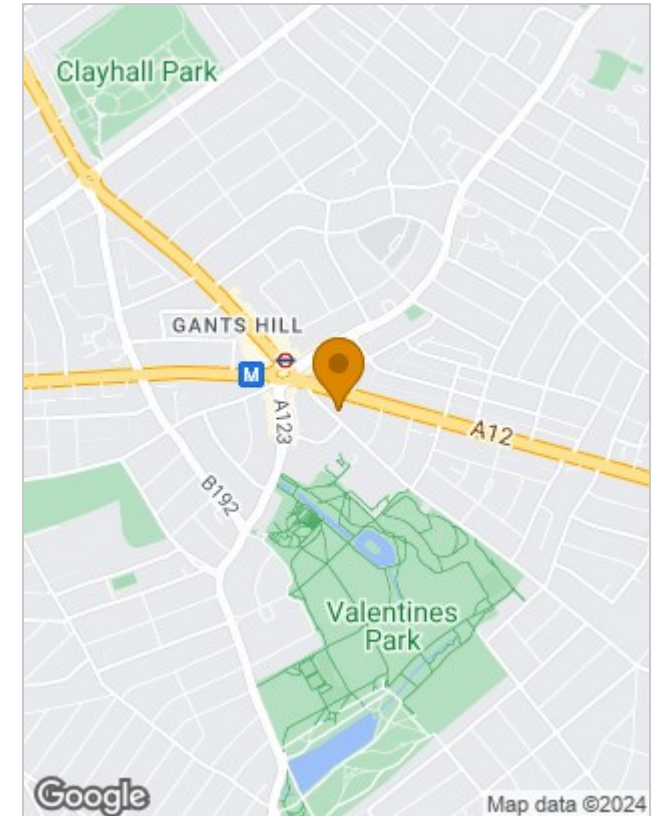
Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 81 | 83 |
| (69-80) C | | |
| (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 | |