



Birkbeck Road, Newbury Park, IG2 7LP

Guide Price £300,000



# Birkbeck Road

Newbury Park, IG2 7LP

Local Authority: Redbridge

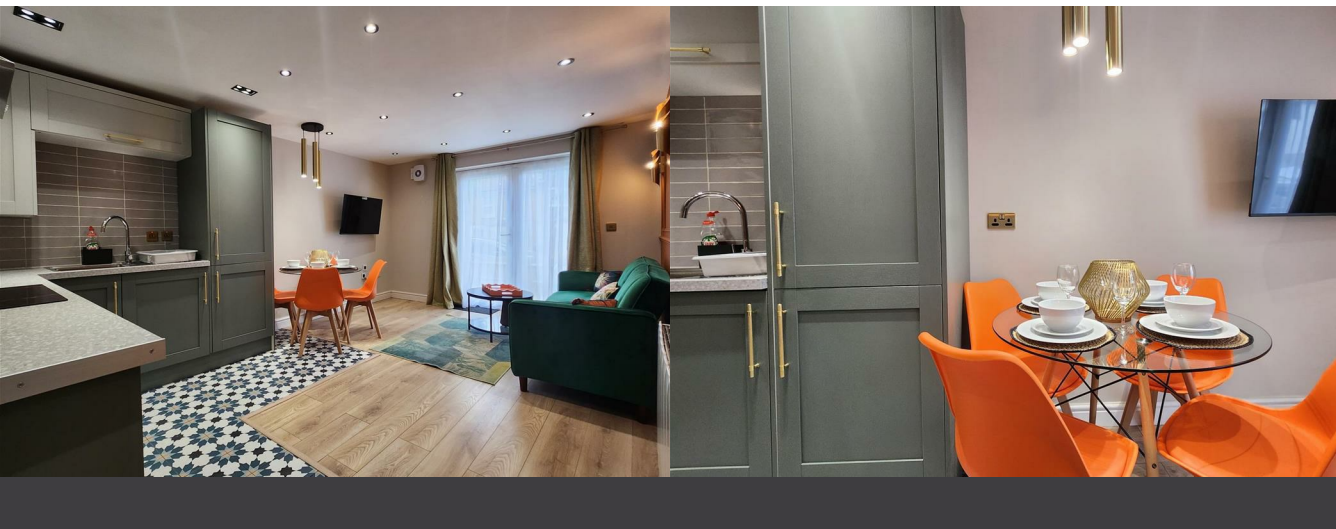
Tax Band: B

- EPC Rating: 65D
- Two Bedroom
- Allocated Parking
- Chain free
- IMMACULATE REFURB
- Purpose Built
- Ground Floor Garden Flat
- Close proximity to Newbury Park Central Line Station

\*\*\* GUIDE PRICE £300,000 to £320,000 \*\*\*

Sandra Davidson are pleased to present FOR SALE an opportunity to acquire this IMMACULATEDLY PRESENTED, good size, TWO BEDROOM, ground floor GARDEN FLAT situated within close proximity of local amenities and Newbury Park Central Line Station. This immaculate property has been refurbished to a high standard and features; an OPEN PLAN KITCHEN/LOUNGE, TWO BEDROOMS, SHOWER ROOM and an allocated parking space. This sought after property will appeal to first time buyers and investors alike.

The flat is offered CHAIN FREE and comprises:-



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## ENTRANCE

Via front door into entrance with tiled flooring, telephone entry system, spotlights to ceiling, doors to;

## OPEN PLAN KITCHEN/LOUNGE

16'10" x 11'2" (5.14m x 3.40m)

KITCHEN AREA: Fitted wall and base units, work surface with metro tiled splash-back, one and half bowl sink with drainer, four ring electric hob with extractor hood over and oven grill below, integrated fridge/freezer, spotlights to ceiling, tiled flooring, opening to:

RECEPTION AREA: feature wall architraves, feature wall mounted lights, spotlight to ceiling, radiator, wood flooring, double glazed French doors to front

## BEDROOM ONE

11'3" x 11'6" (3.43m x 4.37m)

Double glazed window to rear, double glazed door ot rear into parking/garden area, electric radiator, feature wall mounted lights, spotlights to ceiling, wood flooring, door to:



**BEDROOM TWO** 13'11" x 6'0" (4.25m x 1.82m)  
Double glazed window to front, wood flooring, light, electric radiator

**SHOWER ROOM**  
Suite comprising; enclosed walk-in shower cubicle, low level WC with douche spray tap, hand wash basin inset to vanity, heated towel rail, partly tiled walls, tiled flooring, spotlights to ceiling, double glazed window to rear, extractor fan

**EXTERIOR**  
Allocated parking and communal rear garden

**LEASE**  
Term: 125 years from 25th March 1986

Annual Ground rent: £100.00 pa

Service Charge: £1200 - £1800 pa

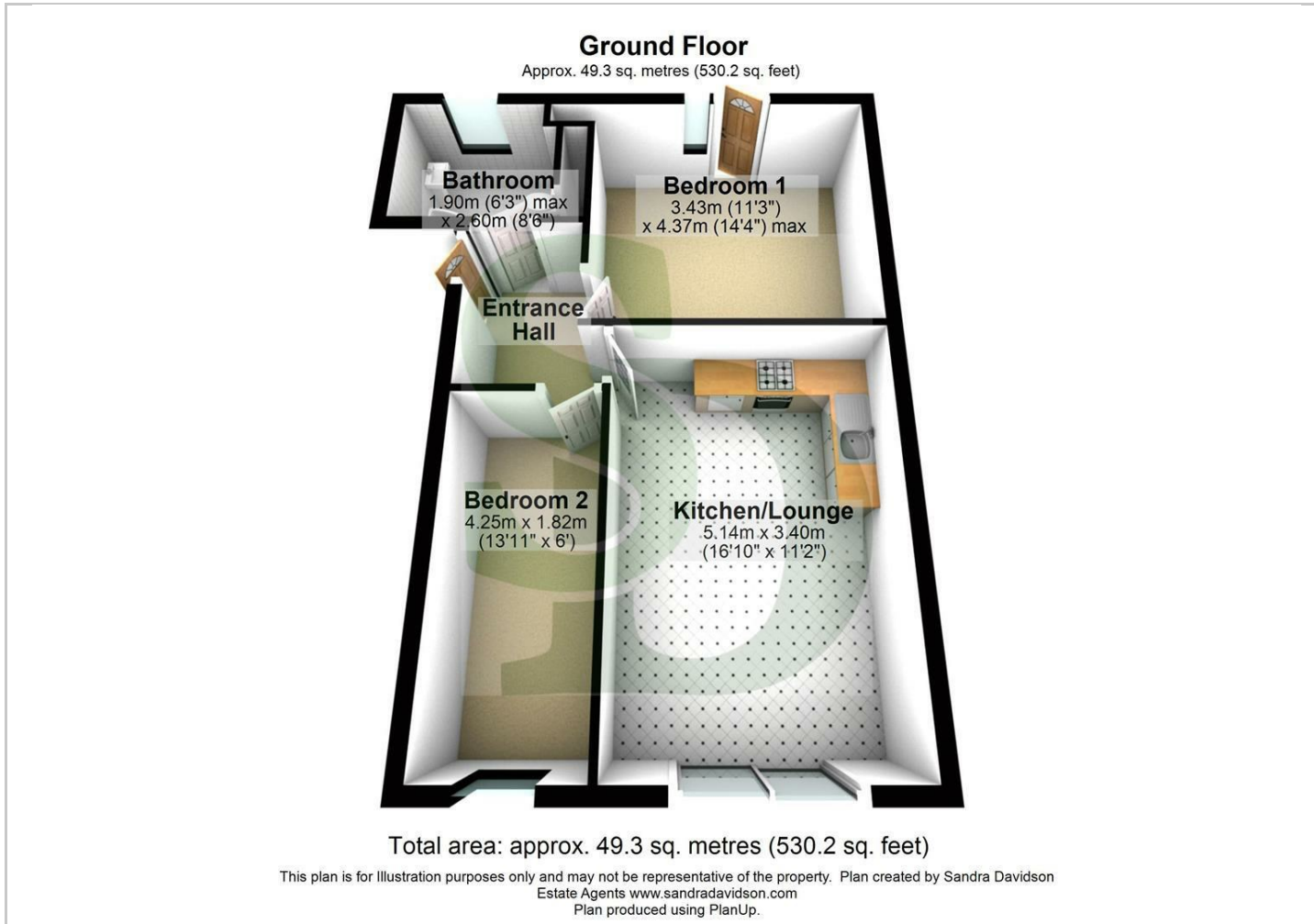
**AGENTS NOTE**  
Please note that any services, heating system or appliances have not been tested by us. Buyers are to make their own enquiries.



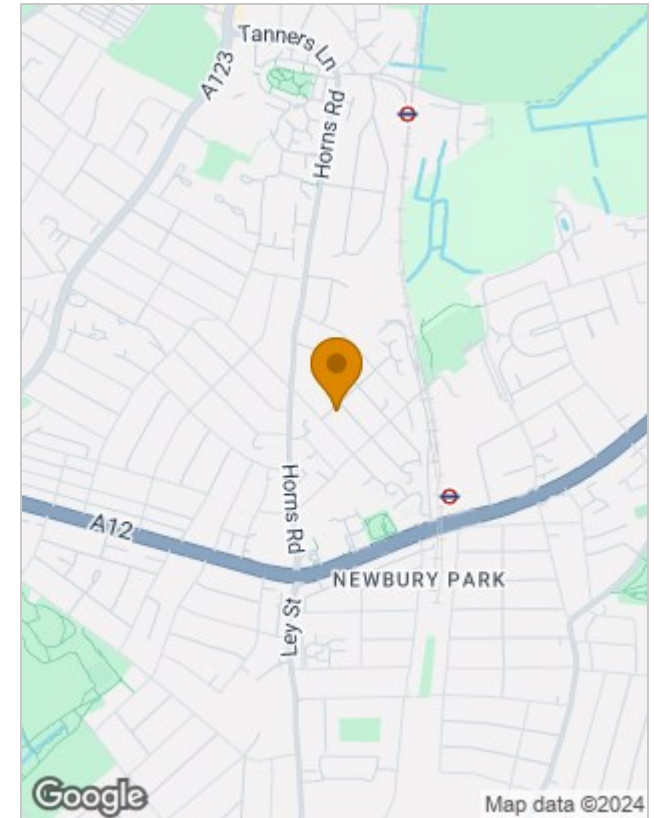




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Current rating: 65 (D)  
Potential rating: 76 (C)

## 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.