



Centreway Apartment Axon Place, Ilford, IG1 1NL

Guide Price £275,000





Centreway Apartment

Iford, IG1 1NL

Local Authority: Redbridge
Tax Band: D

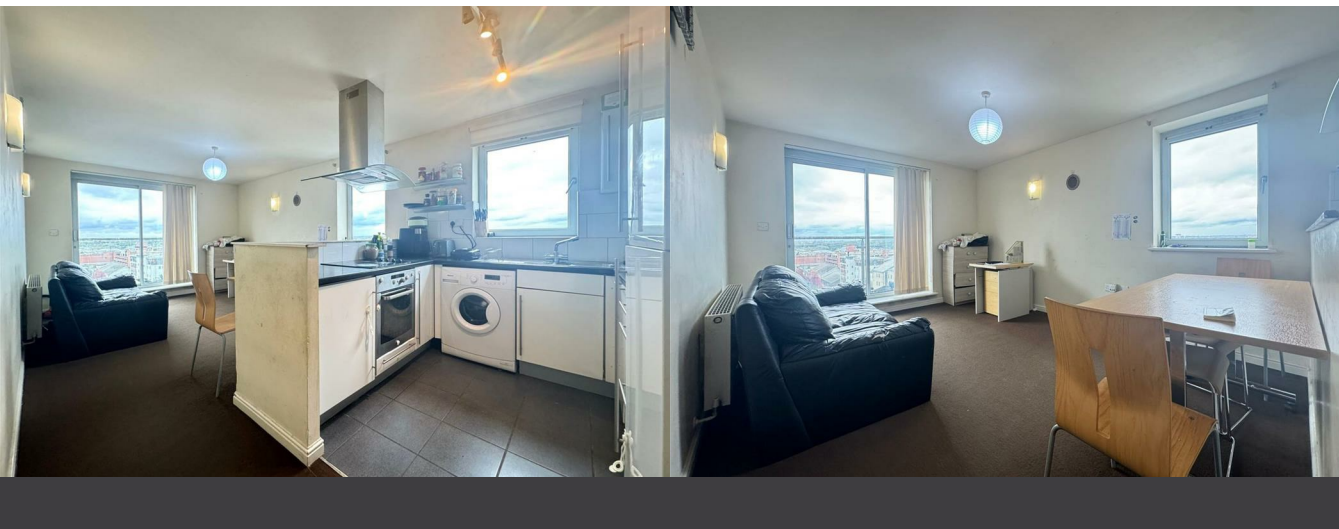
- TENTH FLOOR
- Open Plan Lounge/Kitchen
- Iford Exchange within walking distance
- Long Lease
- Two Bedrooms
- Daytime Concierge Service
- Chain free
- EPC: TBC

*** GUIDE PRICE £275,000 - £300,000***

*** CHAIN FREE***

Sandra Davidson are pleased to present an opportunity to acquire this good size, MODERN BUILT, two bedroom, tenth floor flat situated within close proximity of Iford High street's amenities and Iford Crossrail Station. The property features a lounge with open plan kitchen area, two double bedroom with balcony and shower room. The property also features a secure gate upon entrance. This sought after property will appeal to first time buyers and investors alike.

This 10th floor flat is offered CHAIN FREE and comprises:-



Guide Price £275,000



HALLWAY 22'9" x 3'7" (6.93m x 1.08m)
own front door to entrance hall with veneer wood strip flooring, telephone entry system, built-in storage cupboard housing hot water tank and boiler, doors to:-

KITCHEN 10'9" x 8'6" (3.27m x 2.58m)
Modern white gloss fitted wall and base units, work surface, tiled flooring, built-in oven and hob with extractor hood, integrated fridge/freezer, dishwasher and washing machine, built-in microwave, one and a half bowl single drainer stainless steel sink unit with mixer taps.

RECEPTION ROOM 10'9" x 13'11" (3.27m x 4.23m)
Windows to side, double glazed sliding door to balcony, Veneer wood strip flooring, two radiators, spotlights inset in ceiling, door to:

BEDROOM ONE 10'8" x 18'1" (3.24m x 5.51m)
Window to rear, Veneer wood strip flooring, two radiators, spotlights inset in ceiling, door to:



FAMILY BATHROOM 6'3" x 7'6" (1.90m x 2.29m)
Fully enclosed three piece suit, low level w.c, bathtub, wall mounted wash hand basin, tiled flooring, partly tiled walls, shaver point, spotlights inset in ceiling.

BEDROOM TWO 8'3" x 18'1" (2.51m x 5.51m)
Window to rear, doors to ensuite, Veneer wood strip flooring, two radiators, spotlights inset in ceiling, door to:

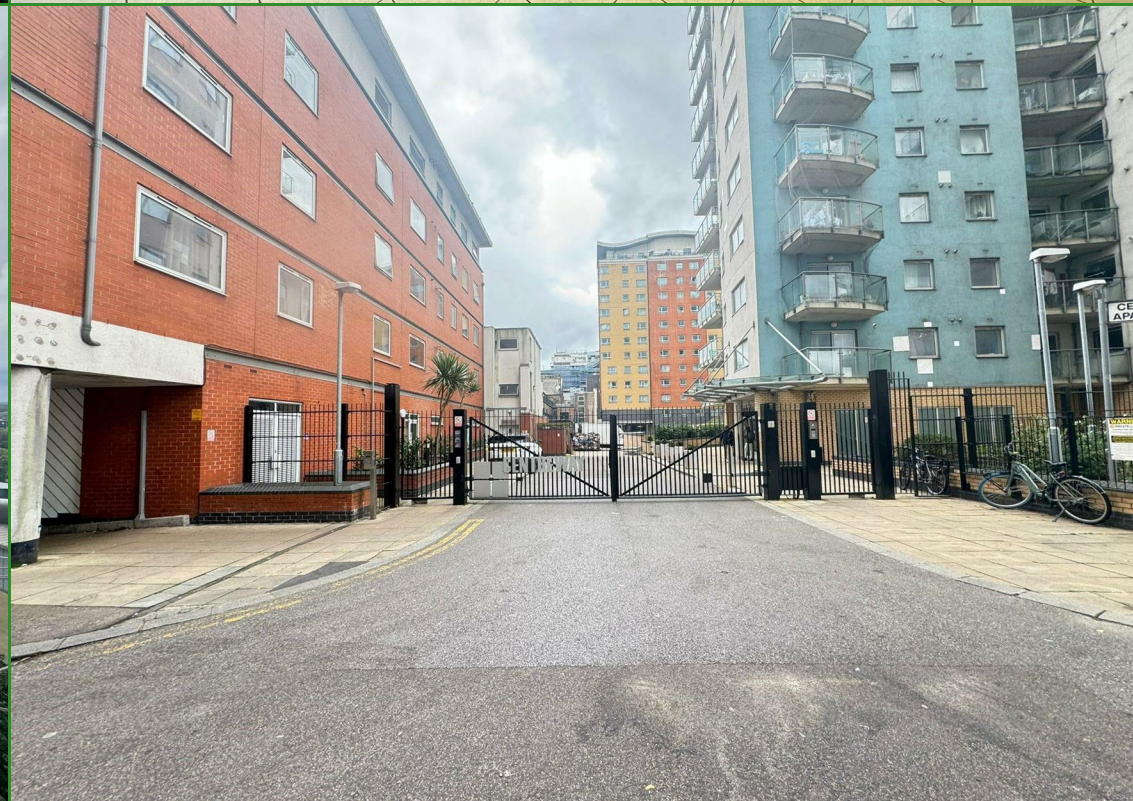
EN-SUITE 5'2" x 6'0" (1.58m x 1.84m)
Fully enclosed shower cubicle, low level w.c, wall mounted wash hand basin, tiled flooring, partly tiled walls, shaver point, spotlights inset in ceiling.

STORE ROOM 5'2" x 3'2" (1.58m x 0.96m)
Ample storage space.

BALCONY 12'1" x 5'5" (3.68m x 1.65m)
secured balcony space

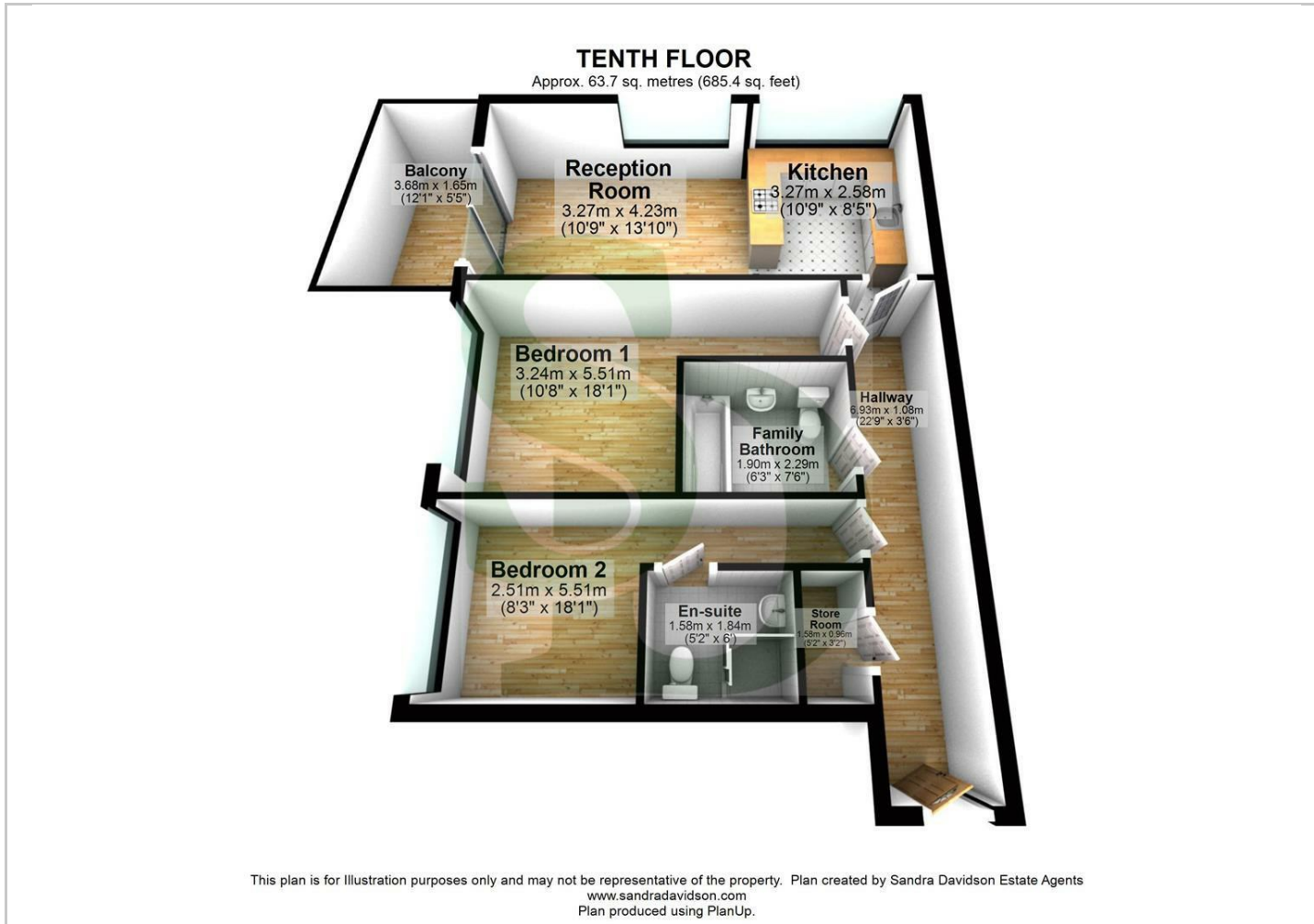
LEASE INFORMATION
LEASE - 137 REMAINING
GROUND RENT - £280 PA
SERVICE CHARGE - £3000 PA



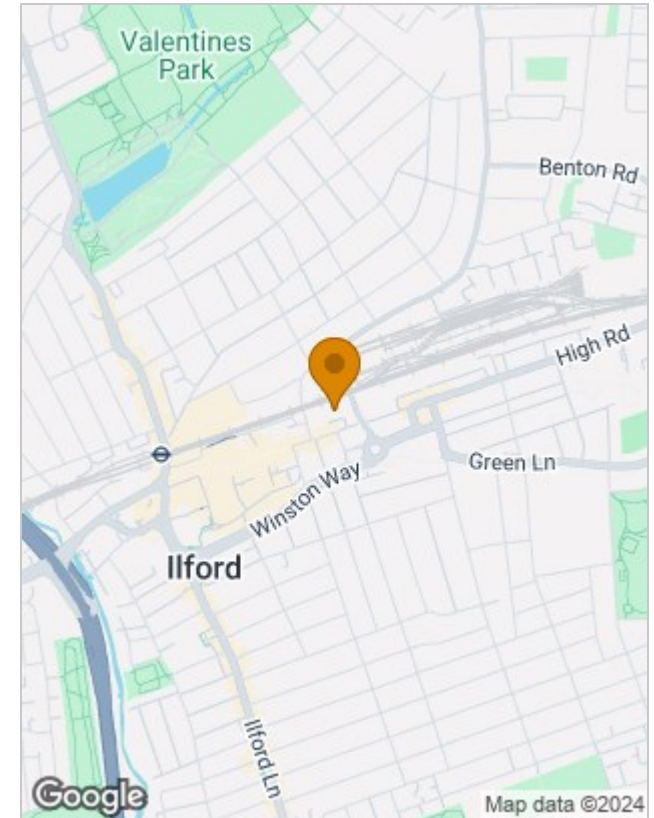




Floor Plans



Location Map



Energy Performance Graph

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	EU Directive 2002/91/EC	

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.