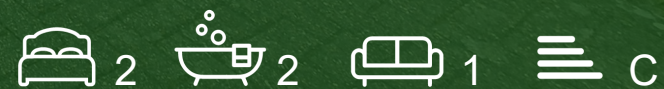




Parham Drive, Ilford, IG2 6LZ

Guide Price £300,000





Parham Drive

Ilford, IG2 6LZ

Local Authority: Redbridge

Tax Band: C

- EPC RATING: 80C
- TWO BATH/SHOWER ROOMS
- WALKING DISTANCE TO HIGH STREET SHOPS & AMENITIES
- PURPOSE BUILT TWO BEDROOM FLAT
- CLOSE TO GANTS HILL UNDERGROUND STATION
- OFFERED CHAIN FREE

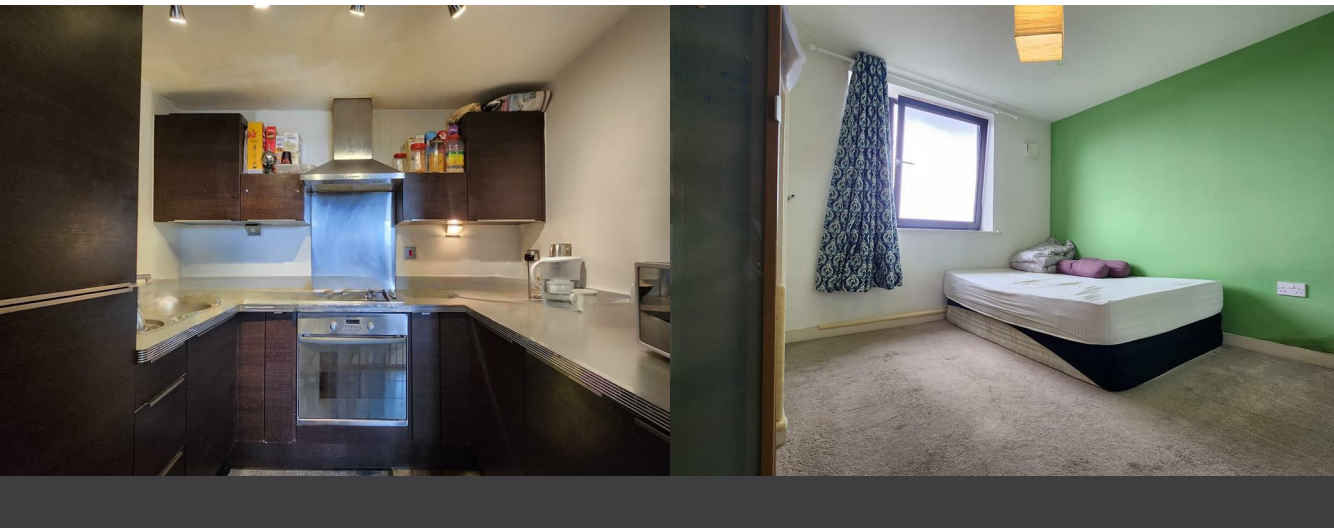
****GUIDE PRICE OF £300,000 to £320,000****

Sandra Davidson Estate Agents are delighted to present this charming purpose-built flat located on Parham Drive in the vibrant area of GANTS HILL. This well-appointed property boasts a generous living space of 646 square feet, making it an ideal choice for individuals or small families seeking comfort and convenience.

The flat features a welcoming reception room, perfect for relaxation or entertaining guests. With two spacious bedrooms, there is ample room for rest and privacy. The property also includes two well-designed bathrooms, ensuring that morning routines and evening unwinding can be done with ease and comfort.

Situated in a desirable location, this flat offers excellent access to local amenities, including shops, schools, and parks, making it a fantastic option for those who appreciate a community atmosphere. The transport links in the area are also commendable, providing easy connections to central London and beyond.

This property presents a wonderful opportunity for both first-time buyers and investors alike. With its modern layout and prime location, it is sure to attract interest. We invite you to arrange a viewing to fully appreciate what this delightful flat has to offer.



Guide Price £300,000



ENTRANCE

Via communal entrance with video entry system, stairs and lift to fifth floor, door to entrance hall with; wood flooring, light, cupboard with space and services for washing machine, radiator, doors to

LOUNGE

14'3" x 10'5" (4.34m x 3.17m)

Double glazed French doors to rear, wood flooring, radiator, two ceiling lights, opening to:

KITCHEN

7'3" x 8'0" (2.20m x 2.45m)

Fitted wall and base units, work surface with tiled splash-back, one bowl sink with drainer, four ring hob with extractor hood over, integrated fridge/freezer, light, tiled flooring

BEDROOM ONE

10'10" x 10'11" (3.30m x 3.32m)

Double glazed window to front, fitted carpet, fitted cupboard, radiator, light, door to:



EN-SUITE SHOWER

suite comprising; walk-in shower cubicle, low level WC with hidden cistern, chrome plated heated towel rail, tiled walls and flooring, extractor fan, ceiling light

BEDROOM TWO 10'10" x 7'10" (3.30m x 2.40m)

Double glazed window to front, radiator, fitted carpet, radiator, light

BATHROOM

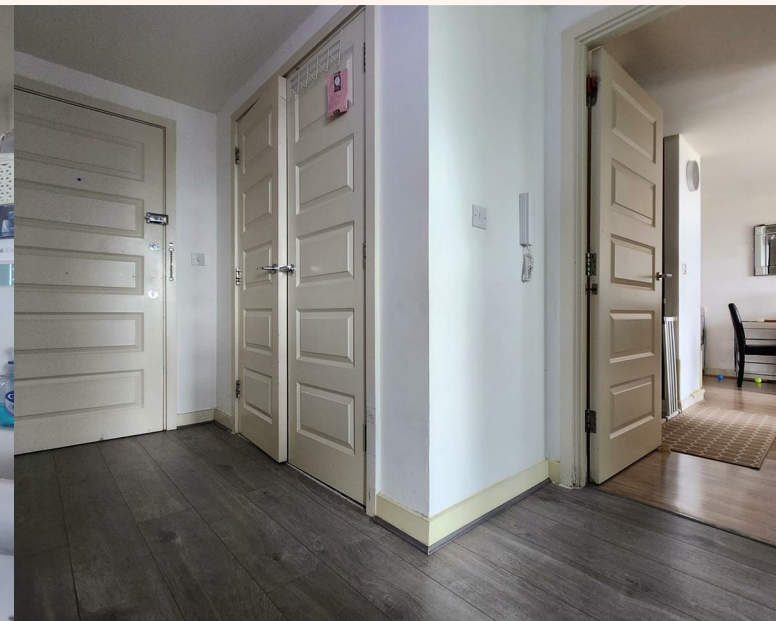
Suite comprising; bathtub with shower screen and shower over, low level WC, wall hung hand wash basin, chrome plated heated towel rail, tiled walls and flooring, extractor fan, light

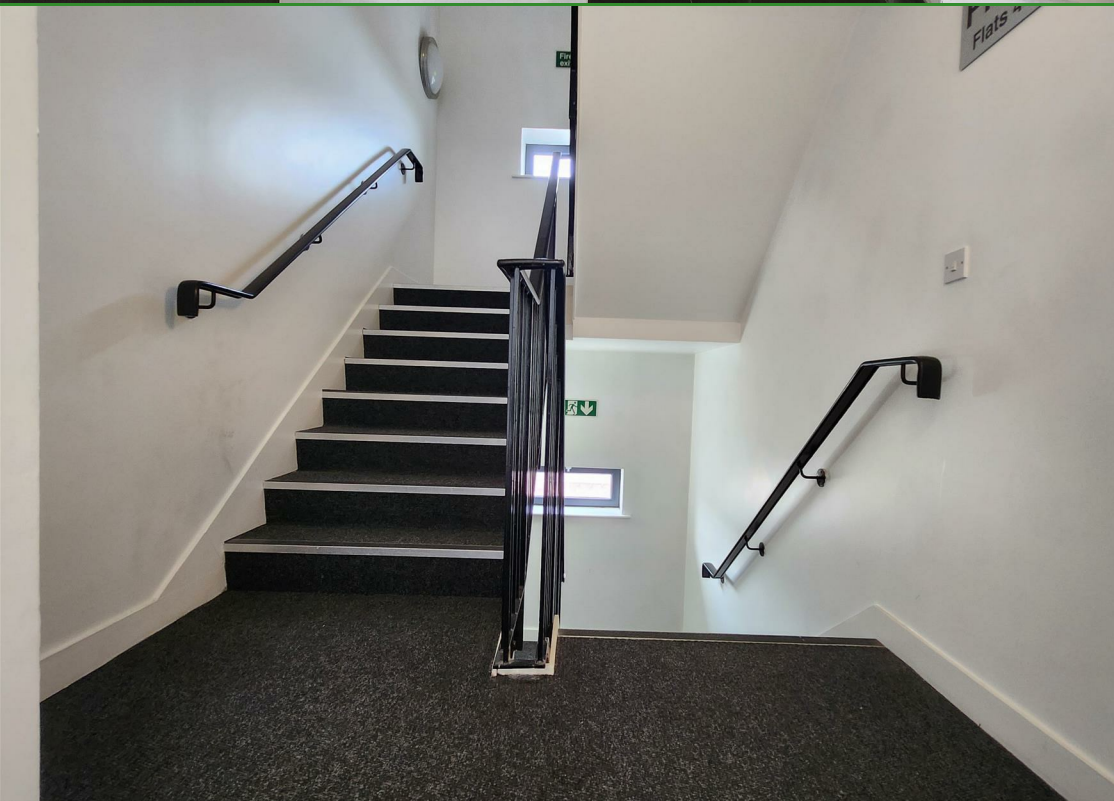
LEASE INFO

LEASE REMAING: c232 years

GROUND RENT: £250pa

SERVICE CHARGE: C£3,000pa







PARKING CONDITIONS

0345 462 9090

P

WARNING

CCTV
in operation.
Trespassers will
be prosecuted.

GATEWAY
COURT
13-56

Floor Plans

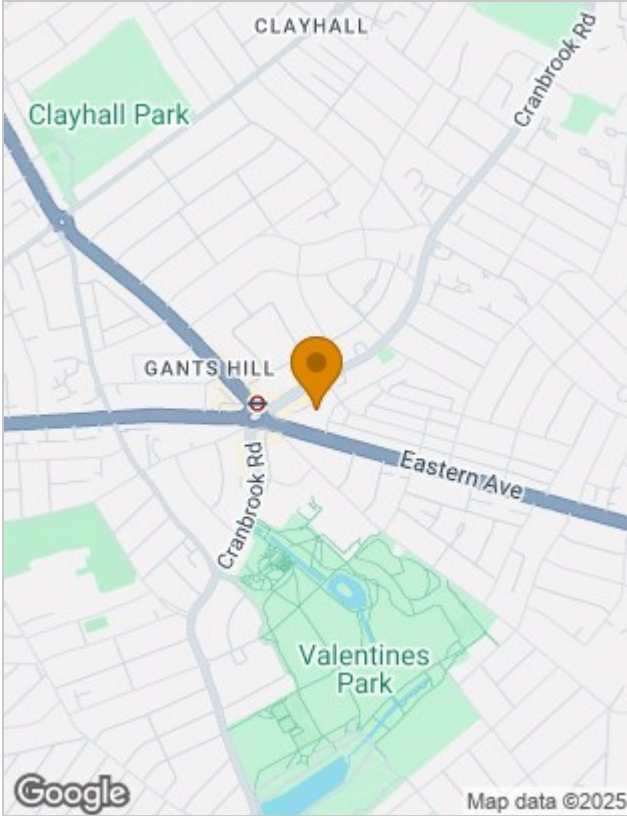


Viewing

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.

Location Map



Energy Performance Graph

