



Genas Close, Ilford, IG6 2PL

Offers In Excess Of £325,000









# Genas Close

Ilford, IG6 2PL

Local Authority: Redbridge

Tax Band: C

- EPC RATING: 73C
- IMMACULATE FIRST FLOOR FLAT
- TWO BATHROOMS (One En-Suite)
- ALLOCATED PARKING SPACE
- SOUGHT AFTER TIMBERDENE DEVELOPMENT
- TWO BEDROOM
- OPENPLAN KITCHEN/LOUNGE
- LONG LEASE

Sandra Davidson Estate Agents are delighted to offer FOR SALE this charming flat located on Genas Close in the desirable area of Barkingside. This delightful property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or individuals seeking extra space. The flat boasts a comfortable reception room, perfect for relaxing or entertaining guests, providing a warm and inviting atmosphere.

With two bathrooms, this home offers convenience and privacy, ensuring that morning routines run smoothly. The layout is thoughtfully designed to maximise space and functionality, catering to modern living needs.

Situated in Barkingside, residents will benefit from a vibrant community with a variety of local amenities, including shops, parks, and excellent transport links. The area is well-connected, making it easy to access central London and beyond.

This flat presents a wonderful opportunity for those looking to settle in a friendly neighbourhood while enjoying the comforts of a well-appointed home. Whether you are a first-time buyer or seeking a rental investment, this property is sure to impress. Do not miss the chance to make this lovely flat your new home.

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## ENTRANCE

Entrance via communal entrance with secure telephone entry, stairs to first floor with own front door to entrance hall with; storage heater, wood flooring, two LED ceiling lights, fitted cupboards, doors to:

## LOUNGE AREA 11'1" x 10'2" (3.37m x 3.10m)

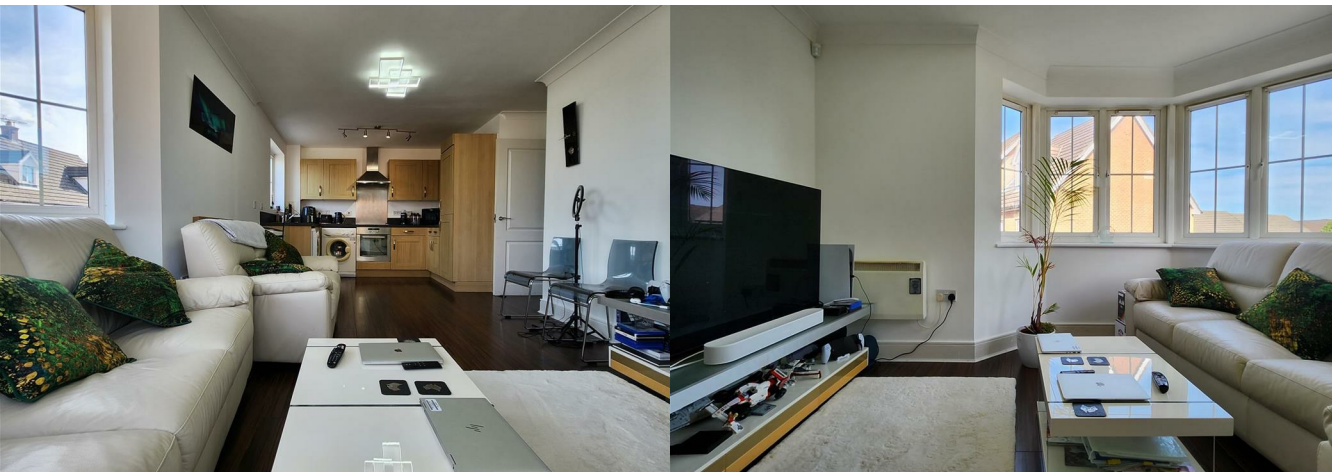
Double glazed corner bay window to front, radiator, feature LED ceiling lights, wood flooring

## KITCHEN AREA 9'10" x 10'2" (3.00m x 3.10m)

Fitted wall and base units, work surface with tiled upstand, four ring electric hob with extractor hood over, one and half bowl sink with drainer, space and services for washing machine and dishwasher, integrated fridge/freezer, wood flooring, double glazed window to flank,

## BEDROOM ONE 13'1" x 10'7" (4.00m x 3.23m)

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







### EN-SUITE

Suite comprising; enclosed walk-in shower cubicle, low level WC with hidden cistern, pedestal hand wash basin, chrome plated heated towel rail, extractor fan, light, tiled flooring, partly tiled walls

### BEDROOM TWO

11'1" x 6'11" (3.37m x 2.10m)

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

### BATHROOM

Suite comprising; Bathtub, wall hung hand wash basin, low level WC with hidden cistern, chrome plated heated towel rail, tiled walls, tiled flooring, extractor fan, light

### EXTERIOR/PARKING

One allocated parking space

Communal gardens

### LEASE INFO

Lease remaining: 105 years

Ground Rent: £177 Bi Annually

Service Charge: £188 pcm



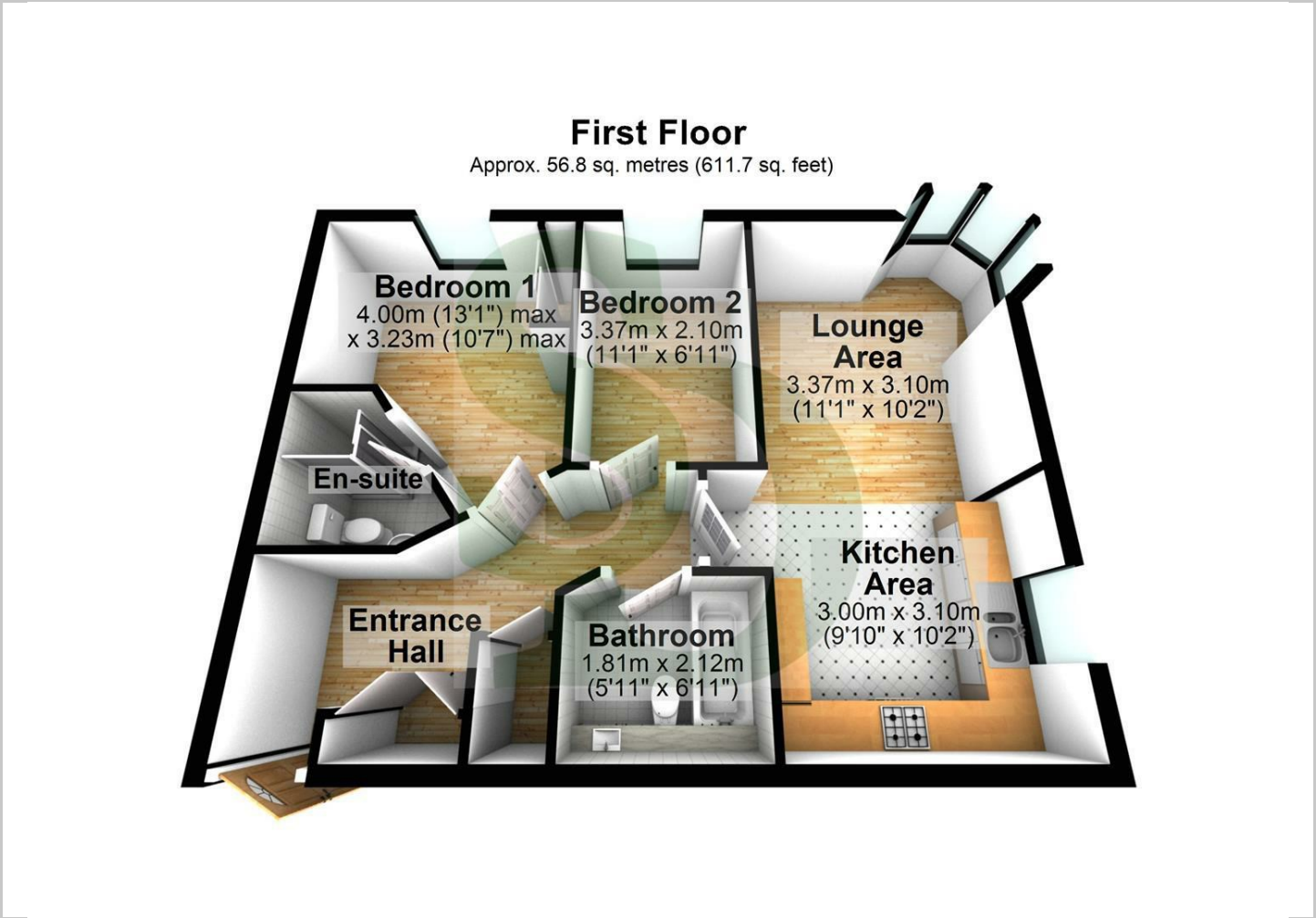








Floor Plans



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

