



Brancaster Road, Ilford, IG2 7EQ

£110,000





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# Brancaster Road

Iford, IG2 7EQ

- EPC RATING B
- Lounge
- Bathroom
- Circa 89 years left
- Two bedrooms
- Kitchen
- CHAIN FREE

Sandra Davidson are pleased to present an opportunity to acquire a two bedroom retirement flat for residents over the age of 60 in a sought after development with walking distance to local shops, dentist, doctor surgery and public transport. This second floor apartment features two bedrooms, open plan lounge with further access to fitted kitchen and a bathroom. Further facilities include communal living rooms and open space garden area, emergency assistance, on site warden and lift service

Viewings are highly recommended and can only be appreciated by internal inspection.



## ENTRANCE

## LOUNGE

15'6" x 11'3" (4.73m x 3.44m)

## KITCHEN

7'3" x 6'9" (2.23m x 2.07m)

## BEDROOM ONE

14'0" x 8'0" (4.28m x 2.44m)

## BEDROOM TWO

14'0" x 9'0" (4.28m x 2.75m)

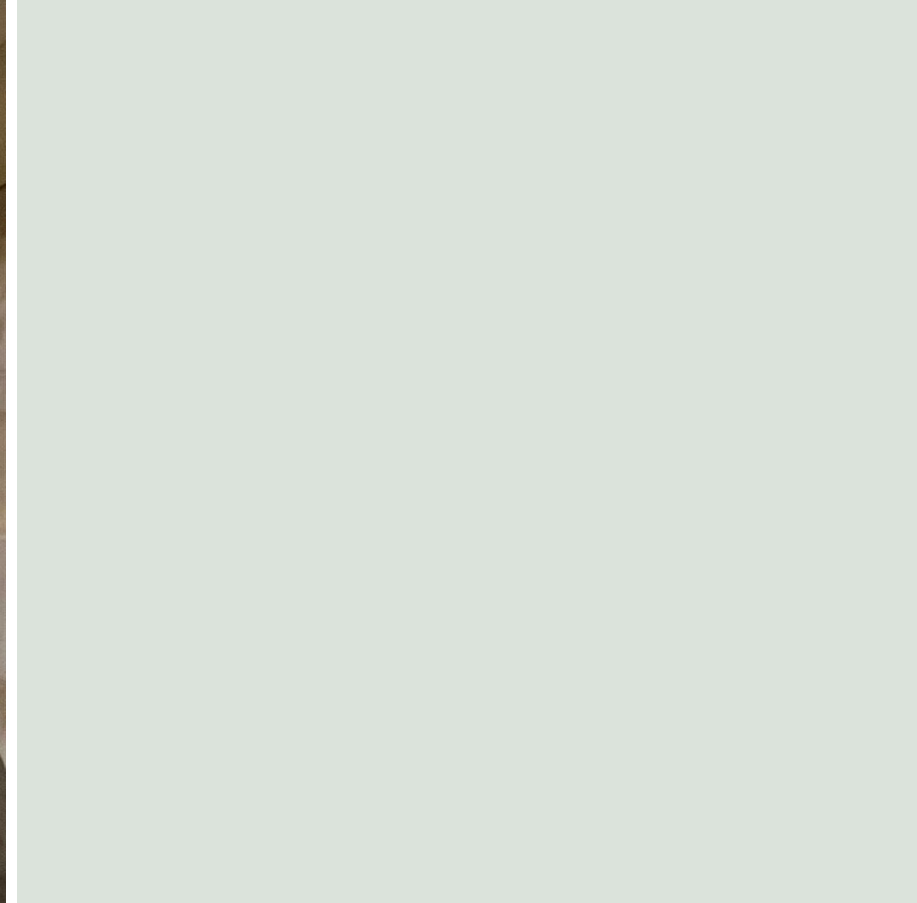
## BATHROOM

6'7" x 5'8" (2.02m x 1.75m)

## EXTERIOR

## AGENTS NOTE





Directions





## Floor Plans



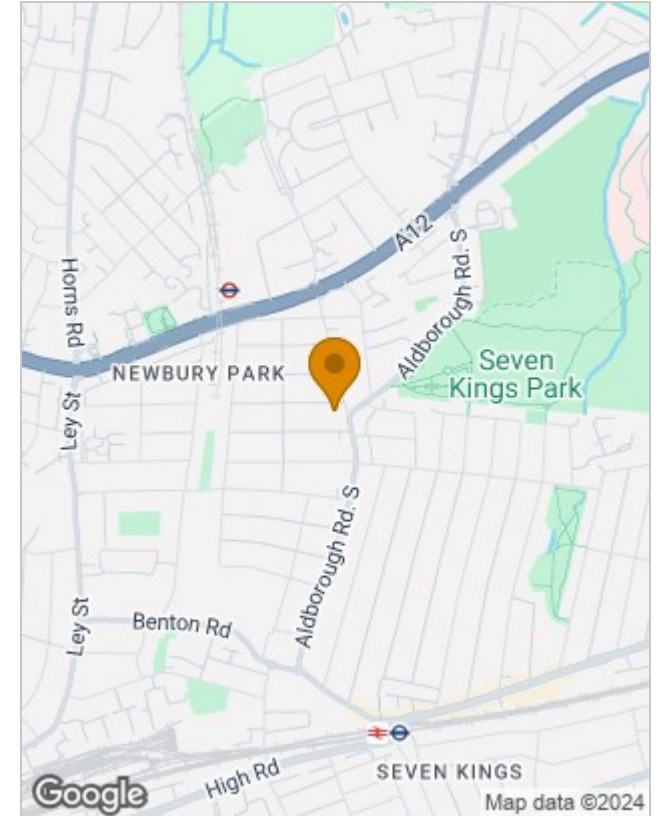
## Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 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) <b>A</b>		
(81-91) <b>B</b>	81	83
(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	