



Brancaster Road, Ilford, IG2 7EQ

Offers In Excess Of £100,000







# Brancaster Road

Iford, IG2 7EQ

- EPC RATING TBC
- One bedrooms
- Kitchen
- CHAIN FREE
- First floor flat
- Lounge
- Bathroom
- Circa 89 years left

Sandra Davidson are please to present this charming retirement flat (first floor) located on Brancaster Road in the heart of Iford. This delightful property boasts one reception room, one cosy bedroom, and a well-maintained bathroom, providing the perfect space for comfortable living.

Situated in a peaceful retirement community, this flat offers the convenience of a lift, ensuring easy access to all floors. With approximately 89 years left on the lease, this property provides a secure and stable investment for the future.

Being chain-free, you can move into this lovely flat hassle-free and start enjoying your retirement in no time. The location is ideal, with close proximity to local amenities, making daily errands and social activities easily accessible.

Don't miss out on the opportunity to own this wonderful retirement flat (Over 60s) in a prime location. Embrace a relaxed and convenient lifestyle in this welcoming community. Contact us today to arrange a viewing and make this your new home sweet home.

Offers In Excess Of £100,000



ENTRANCE

LOUNGE

KITCHEN

BEDROOM

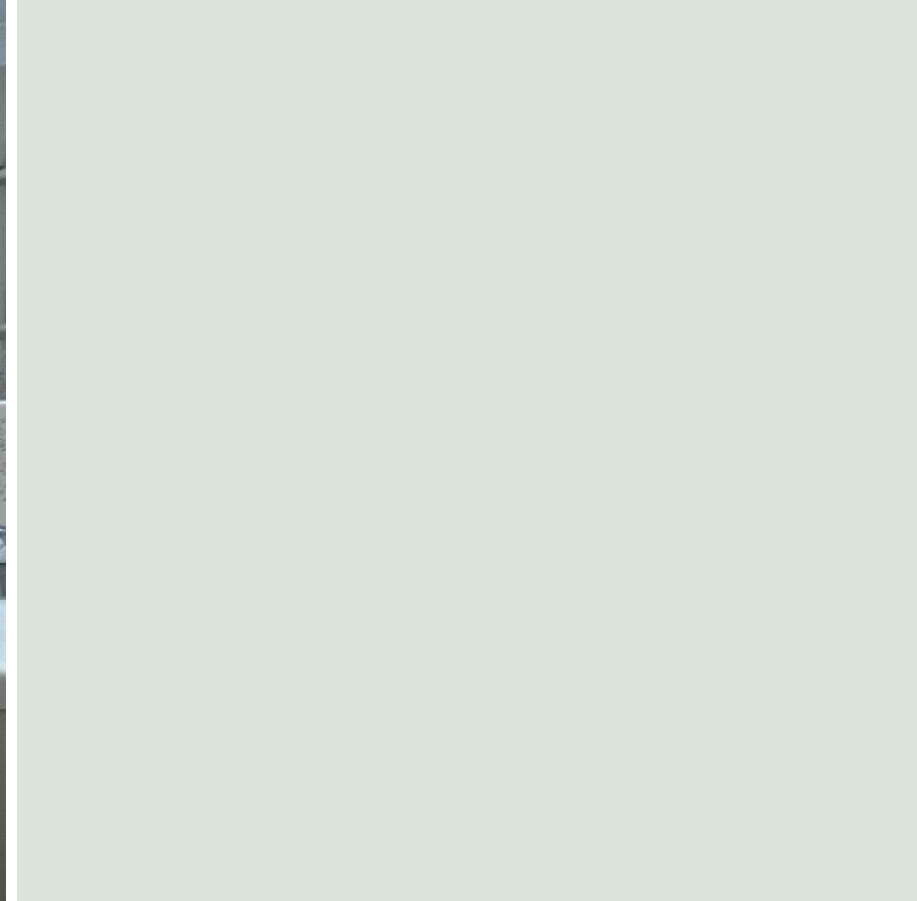
BATHROOM

EXTERIOR

AGENTS NOTE







Directions

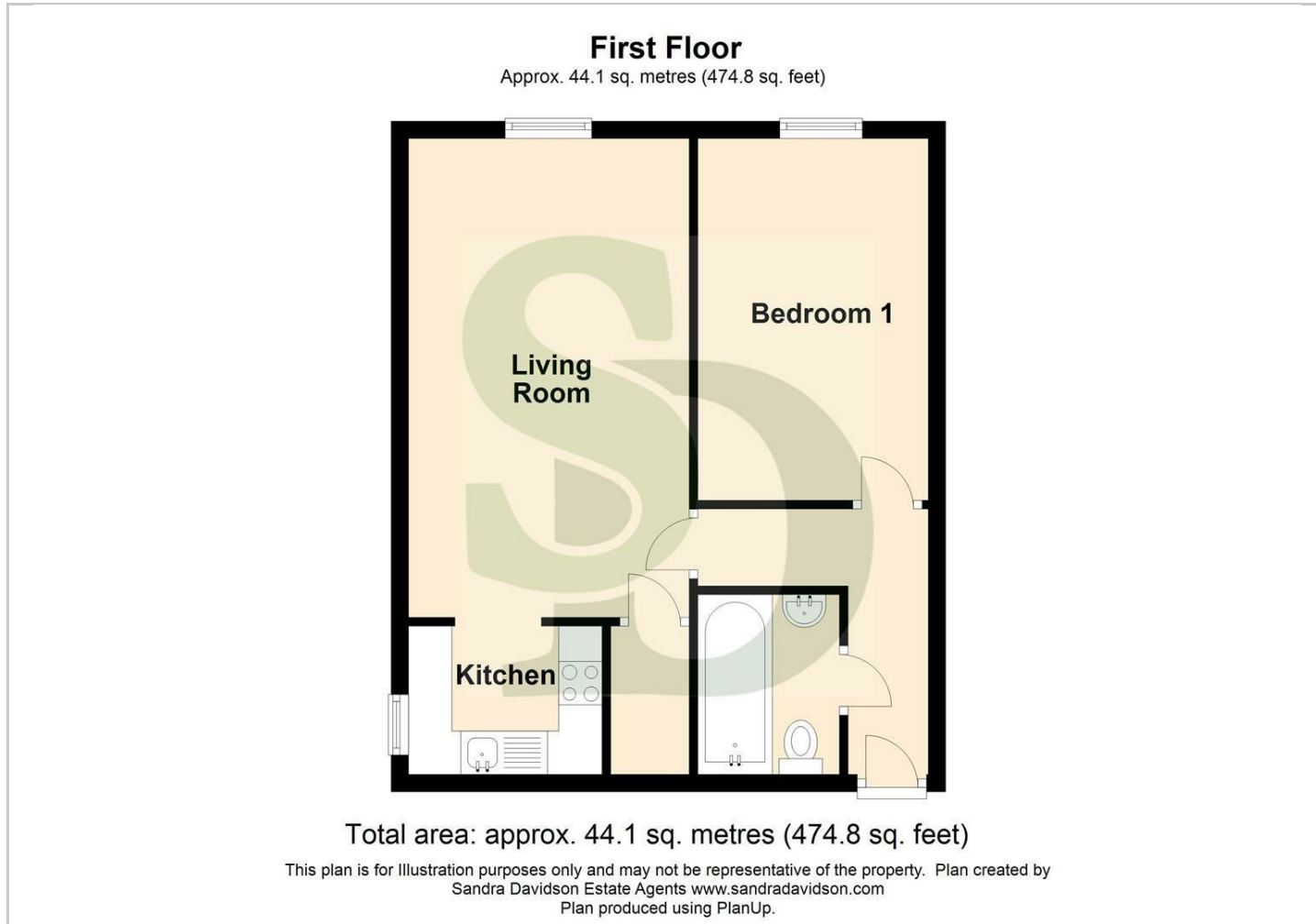








## Floor Plans



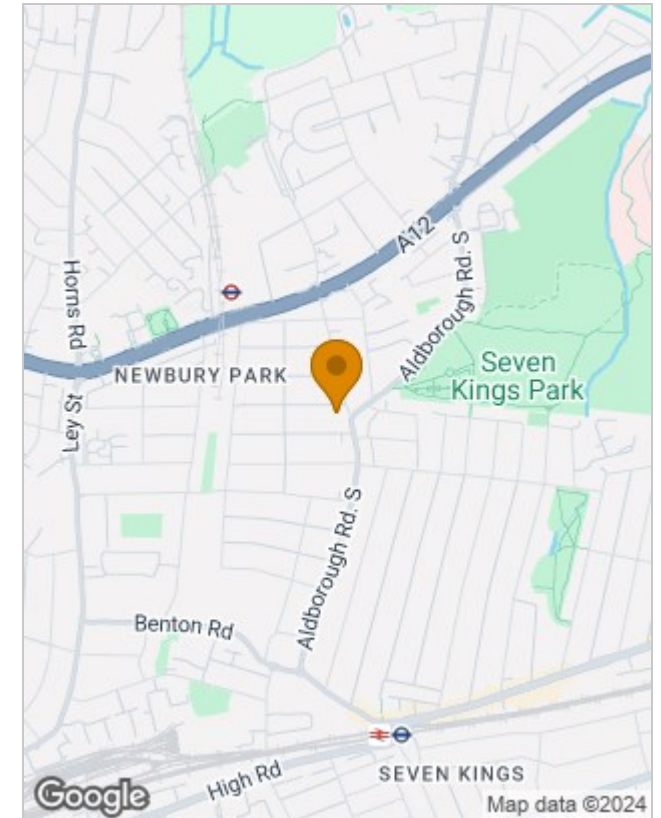
## Viewing

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)	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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	