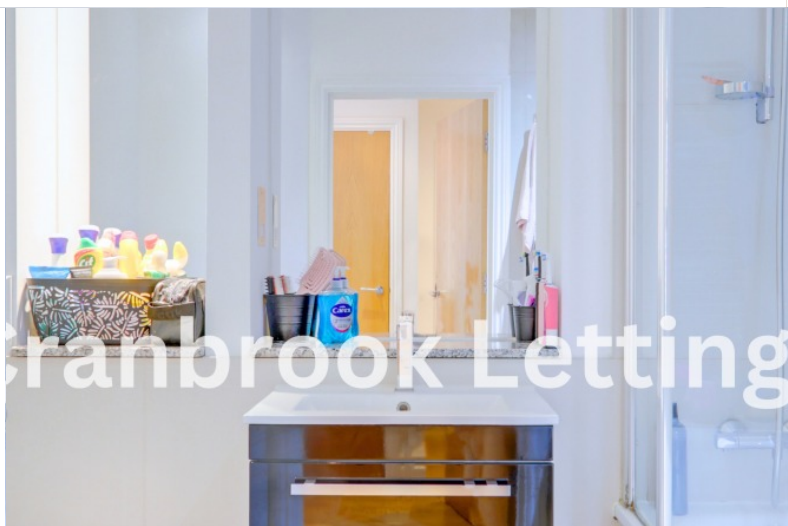




**Guide price £350,000**

**TENURE : LEASEHOLD**

**Temple Court, IG2**

**Bedrooms : 2**

**Bathrooms : 1**

**Reception Rooms : 1**

**Ground rent £300 Per Annam**

**Service Charge: 2**

**521.00 Per Annam**

**113 Years left in lease**

**Cranbrook Lettings Ltd**  
 713 Cranbrook Rd, Ilford, IG2 6RJ  
 ilford@cranbrooklettings.com | 02085502600  
 Website: <https://cranbrooklettings.com/>

**Cranbrook Lettings**  
*We make it simple*  
 SALES • LETTINGS • MANAGEMENT

Guide Price £350,000 -- £375,000.

Chain Free.

Call us today to organise your viewing for this stunning Two Bedroom Second Floor Flat, situated within walking distance of Gants Hill tube and Barkingside High street and station. There is residents parking, with a One allocated parking space and communal grounds surrounding the block, plus an unexpired lease of 113 years. The communal areas are landscaped and maintained to a very high standard.

Details :

Solid wood flooring with under floor heating, storage cupboards, recessed lighting to ceiling, cornice coving to ceiling.

Bedroom One : 3.3m x 2.6m . Double glazed window to front, cornice coving to ceiling, recessed lighting to ceiling and fitted wardrobes

Bedroom Two 4.9m x 2.6m. Double glazed window to front, cornice coving to ceiling, recessed lighting to ceiling and fitted wardrobes

Reception /Kitchen / Dinning 7m x 4m. Double glazed window to front and flank, solid wood flooring, selection of modern eye and base level units, integrated fridge freezer and dish washer, wall mounted Worcester boiler, integrated oven/hob and extractor hood, integrated microwave, under floor heating and quartz work surface

Bathroom 2.4m x 2m . Tiled floor, level flush WC, wash basin, shower unit , recessed lighting to ceiling, extractor fan and mirror wall behind the sink, plus quartz shelving and surfaces

Allocated parking for one car in the residents parking area.

DIRECTIONS: Walk east on Gants Hill , Exit the roundabout onto Cranbrook Rd towards barkingside.

The property will arrive on your left hand side, doors away from Cranbrook Lettings Ltd.

Contact us to arrange a viewing.

DISCLAIMER: Cranbrook Lettings is the sellers agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

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[360 Virtual Tour](#)

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| Energy Efficiency Rating                                         |         |           |
|------------------------------------------------------------------|---------|-----------|
|                                                                  | Current | Potential |
| Very energy efficient - lower running costs                      |         |           |
| (92+) <b>A</b>                                                   |         |           |
| (81-91) <b>B</b>                                                 |         |           |
| (69-80) <b>C</b>                                                 | 80      | 80        |
| (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                      |         |           |
| England, Scotland & Wales <small>EU Directive 2002/91/EC</small> |         |           |

Address: Temple Court, IG2

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