



Guide price £350,000

TENURE : LEASEHOLD

Temple Court, IG2

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Cranbrook Lettings Ltd
 713 Cranbrook Rd, Ilford, IG2 6RJ
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 Website: <https://cranbrooklettings.com/>

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GUIDE PRICE £350,000 - £375,000.

Call us today to organise your viewing for this stunning Two Bedroom First Floor Flat, with the entire floor area coming up to 645 SQ FT situated within walking distance of Gants Hill tube and Barkingside High street and station. There is residents parking, with an allocated one parking space and communal grounds surrounding the block. 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 and fully carpeted.

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

Reception /Kitchen / Dinning 7m x 4m - A spacious space with 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

Ideal for First time buyers and buy to let Investors.

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, four buildings after 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+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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