

Woodhaven Gardens, IG6

PAUL BERG

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£350,000
Share of Freehold

Looking for a home that's easy to move into, in a great location, and with a few extras you don't always find?

This ground floor two bedroom flat could be just the one. Set in a purpose built block, it's ideal for a first time buyer, buy to let investor, or even a couple or single person looking to downsize.

Inside, the flat is well presented with plenty of storage and a practical layout that makes day to day living easy. There's a bright lounge to relax in, two good size bedrooms, and a kitchen that's ready for you to put to use. Added bonuses include parking and your own garage, not something you find every day.

The location makes life even easier. Barkingside High Street is only a short walk away with its shops, cafés and everything you need, and Barkingside Underground Station (Central Line) is close by for a straightforward commute.

This is a property that ticks a lot of boxes. It's ready to move into, well located, and comes with those extra touches that make it stand out. Come and take a look, it could be the perfect fit for you.

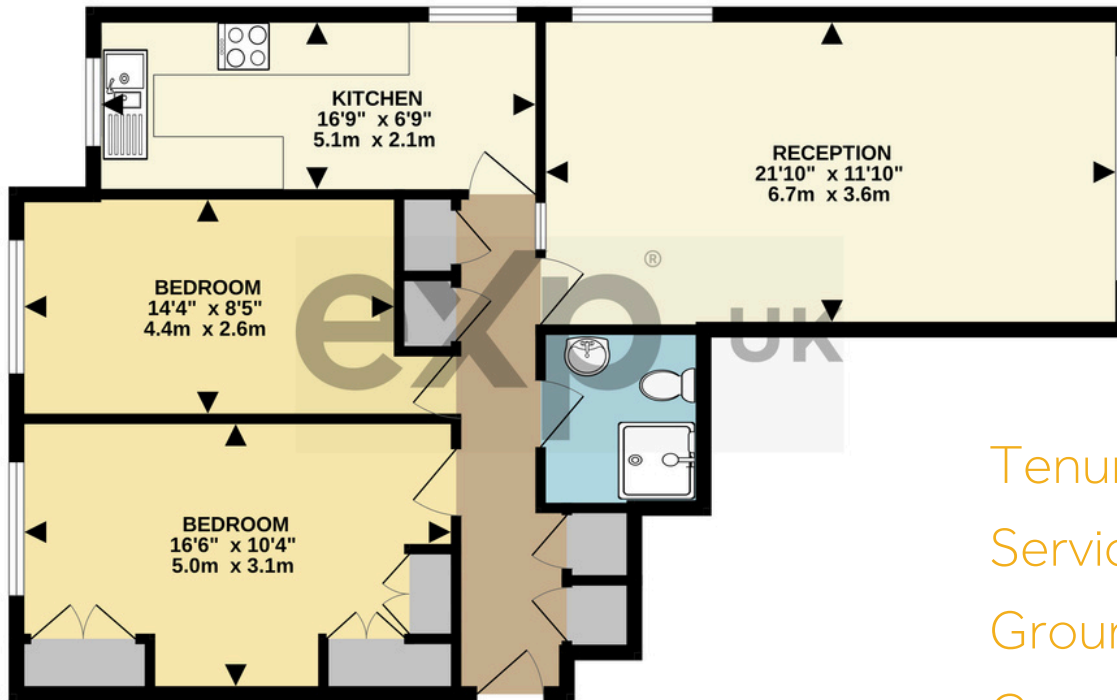


Tel: 07951 529 224

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GROUND FLOOR
764 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA: 764 sq.ft. (71.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Service Charge: £450.00 per quarter

Ground Rent: N/A

Council Tax: Band E £2,676.26 per annum

Local Authority: London Borough of Redbridge

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