

McRae's

134 The Avenue, Highams Park, E4 9RP

*A Nicely Presented 1 Bedroom Apartment
Within This Highly Desirable Complex
Includes A Secure Parking Space*



Guide Price £310,000 Leasehold

The Ideal First Purchase...

Or Buy To Rent...

Set within this highly presentable, attractive looking complex, a 1 BEDROOM APARTMENT, OFFERED WITH NO ONWARD CHAIN and available immediately, for viewing. Rodings Court is a modern well planned development fronting "The Avenue" just a short walk of Highams Park Village Centre, offering a variety of shopping needs, Cafes, restaurants and a large Tesco store. The mainline station provides quick convenient access to London Liverpool St., Walthamstow Central and the Victoria Line.

This property represents an ideal First Purchase, or potential Buy To Let and includes a security entryphone access, reception hall, comfortably sized lounge, opening up into a smart modern kitchen, double bedroom and bathroom wc. There is the benefit of a secure underground parking space and the communal gardens that surround the block are well kept year round!

Entrance

Set back from The Avenue, steps rise up to the main entrance of the development, secure entryphone system provides access to the communal hallway leading to the flat.

Reception Hall (9' 04" x 2' 08") or (2.84m x 0.81m)

This neutrally decorated hallway comprises coved cornice ceiling, a contemporary style electric radiator to one side, doors that provide access to each room off.

Open Plan Lounge Kitchen

A spacious open plan living, dining, kitchen room...

Lounge Area (13' 04" x 9' 08") or (4.06m x 2.95m)

Double glazed window to the front elevation with an outlook along The Avenue, electric radiator to one side. Opens to:

Kitchen Area (6' 01" x 9' 08") or (1.85m x 2.95m)

A stylish and well designed fitted kitchen with tiled flooring, sleek grey gloss soft close wall and base cupboards and drawer unit, plenty of worktop space, 4-ring electric hob, extractor fan above and oven below, one and quarter bowl sink unit with mixer tap and drainer, plumbing/provision for automatic washing machine, space for fridge freezer, part tiled splashbacks.

Bedroom 1 (11' 08" x 9' 05") or (3.56m x 2.87m)

A good size Double with double glazed windows to the front elevation with an outlook along The Avenue, electric heater to one side, built in wardrobe with shelving and drawers, cupboard housing water tank and shelving.

Bathroom (9' 05" x 6' 01") or (2.87m x 1.85m)

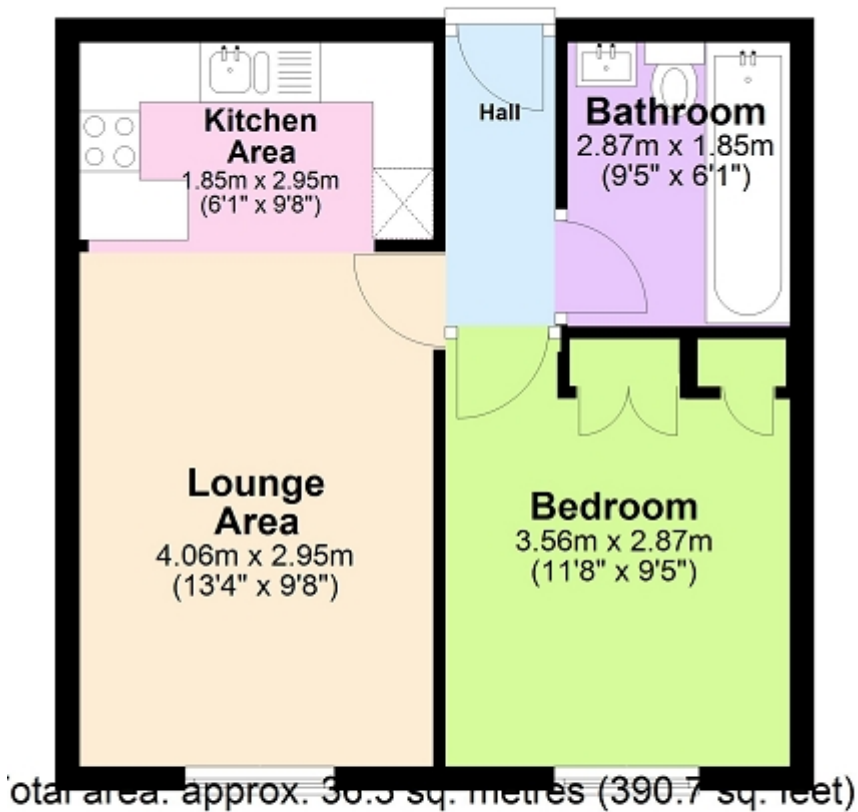
A smart contemporary bathroom comprising 3 piece suite in white and includes panel enclosed bath with mixer tap and hand held shower attachment, folding shower screen, vanity wash hand basin with mixer tap and storage beneath, close coupled wc, part tiled walls.

Outside

Access to the enclosed communal gardens can be gained from the rear of the development which is laid out with flagstone walkways and well maintained raised planting beds, there is a designated area for clothes drying. Entry to the secure underground parking is at the front of the development.



Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every care has been take to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of offer or contract. These Particulars are issued on the basis that all negotiations are conducted through McRae's Sales, Lettings & Management.

