



BOWDEN  
BRADLEY



300 Courtney Lodge, Ashurst Drive  
, Barkingside, IG6 1HB

**Guide price £325,000**





# 300 Courtney Lodge, Ashurst

, Barkingside, IG6 1HB

Guide Price £325,000 - £350,000

Welcome to Courtney Lodge, a delightful apartment located on Ashurst Drive in the vibrant area of Ilford. This charming two-bedroom property is nestled within a secure gated community, providing both privacy and peace of mind. The apartment features a spacious reception room, perfect for entertaining guests or enjoying a quiet evening at home.

The well-appointed kitchen and bathroom add to the comfort of this residence, making it an ideal choice for individuals or small families. Additionally, the property benefits from parking for two vehicles, along with a separate garage, ensuring ample space for your vehicles and storage needs.

One of the standout features of this apartment is the share of freehold, which not only enhances your ownership experience but also contributes to lower ongoing costs. The location is particularly advantageous, with Barkingside station just a short distance away, providing excellent transport links to London and beyond. Furthermore, a variety of shops and amenities are conveniently located nearby, making daily errands effortless.

In summary, this property offers a fantastic opportunity to enjoy modern living in a sought-after area. With its spacious layout, secure environment, and excellent local amenities, Courtney Lodge is a wonderful place to call home. Don't miss the chance to make this charming apartment your own.

Lease remaining: Approx 997 Years Remaining  
Service charge: £1,000 Per Year  
Ground rent: £0 Per Year

Bowden Bradley Estate Agents are the seller's 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.

## Externals

**Living Room**  
12'6" x 23'5" (3.82 x 7.16)

**Kitchen**

**Bedroom**  
13'3" x 13'1" (4.06 x 3.99)

**Bathroom**  
8'5" x 4'7" (2.57 x 1.40)

**Bedroom**  
10'5" x 7'6" (3.20 x 2.29)

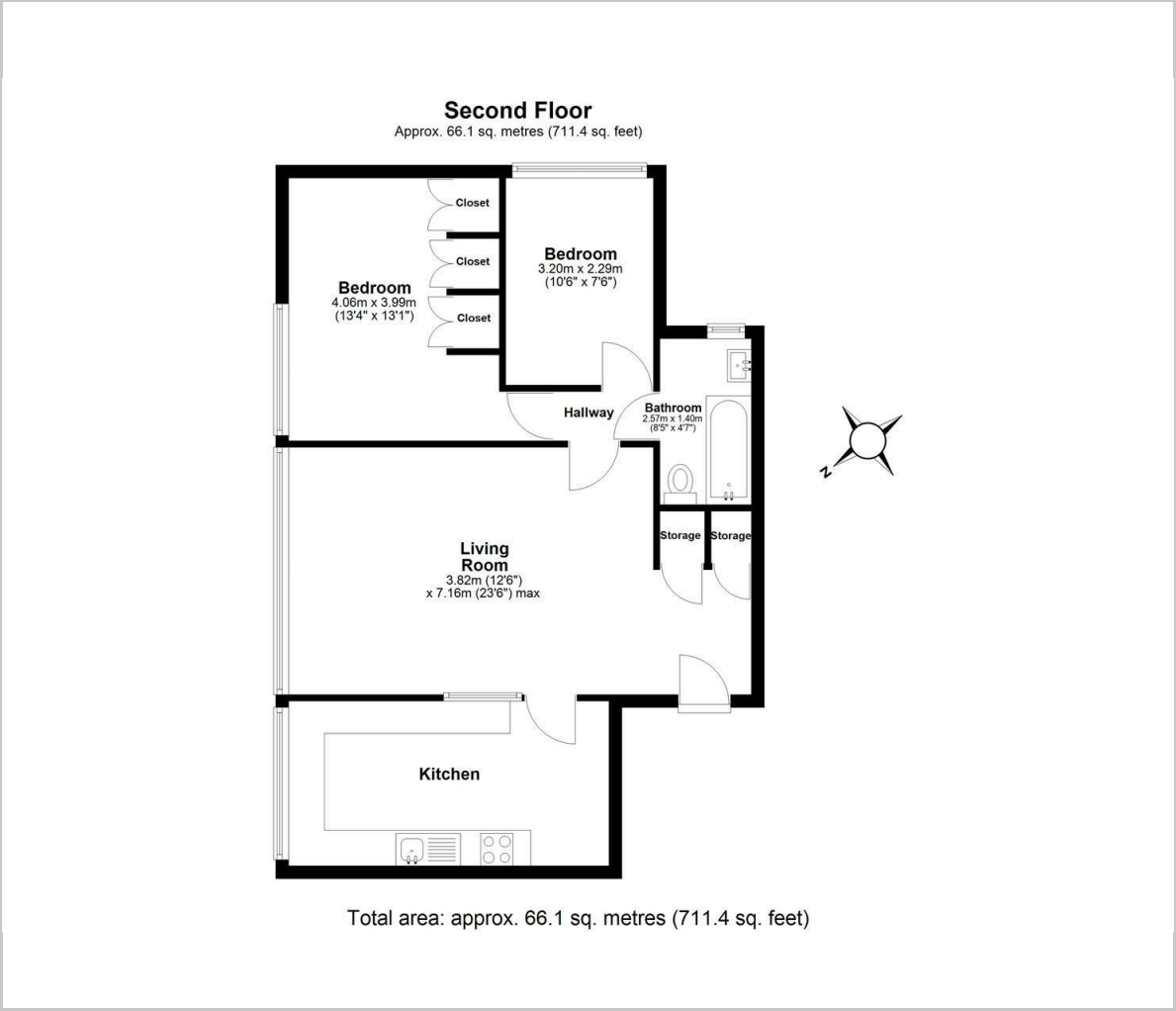
**Garage**







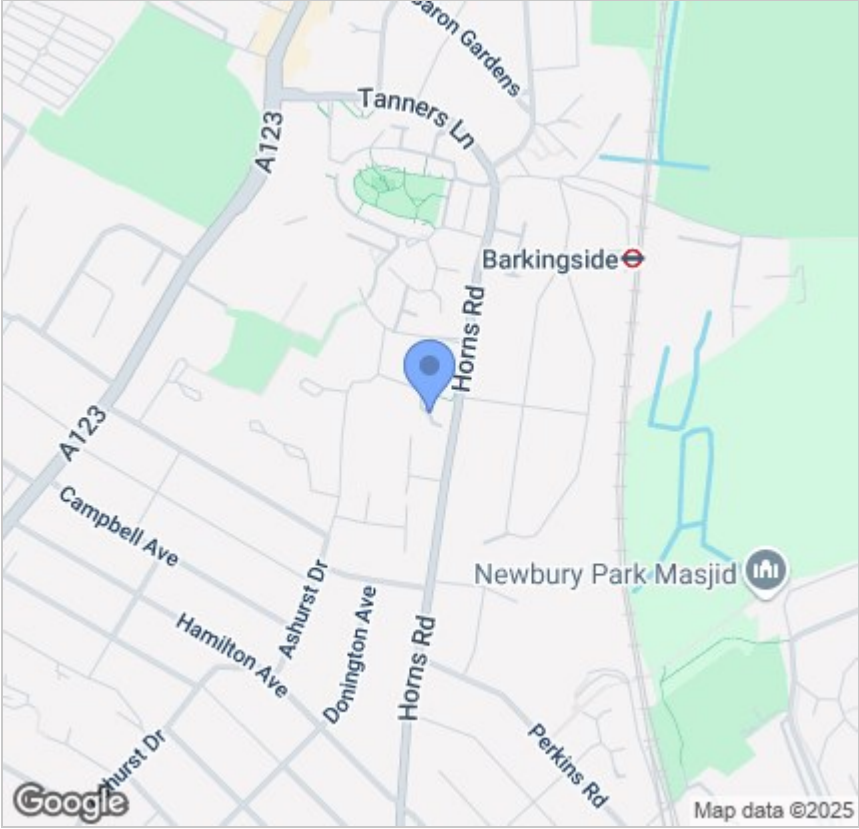
Floor Plan



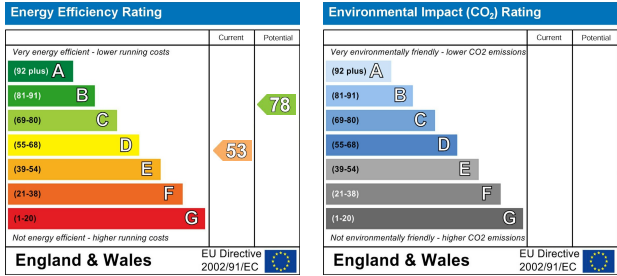
Viewing

Please contact our Bowden Bradley Office on 0208 0593 593 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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