



BOWDEN
BRADLEY



17 Aldborough Road North
, Newbury Park, IG2 7ST

Guide price £350,000



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Welcome to the desirable area of Aldborough Road North, this well-presented second-floor flat offers a perfect blend of comfort and convenience. Boasting three spacious bedrooms, this property is ideal for first-time buyers or investors seeking a promising opportunity in a sought-after location.

The flat features a generous reception room, providing ample space for relaxation and entertaining. The well-appointed bathroom ensures practicality for everyday living. With 117 years remaining on the lease, you can enjoy peace of mind in your investment.

One of the standout features of this property is its proximity to Newbury Park Station, making commuting a breeze for those who travel into London or beyond. Additionally, the area is renowned for its excellent schools, making it an attractive choice for families.

For those who enjoy the ease of access to major roadways, the A12 is just a short drive away, connecting you to various destinations with minimal hassle. This flat truly represents a fantastic opportunity to secure a home in a vibrant community, where convenience and quality of life are at the forefront.

Whether you are looking to make your first step onto the property ladder or seeking a sound investment, this flat on Aldborough Road North is not to be missed. Arrange a viewing today to fully appreciate all that this delightful property has to offer.

Lease remaining: 117
Service charge: £100 PM
Ground rent: £10

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.

Front

Hallway

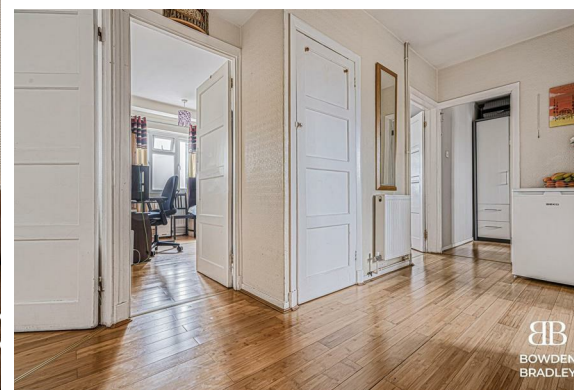
Living Room
12'4" x 13'3" (3.78 x 4.06)

Kitchen
11'3" x 12'2" (3.45 x 3.73)

Bedroom
12'7" x 8'5" (3.84 x 2.59)

Toilet

Bathroom
6'3" x 6'5" (1.93 x 1.96)





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Bedroom
14'7" x 9'8" (4.47 x 2.95)

Bedroom
10'7" x 6'11" (3.23 x 2.13)

Outbuilding



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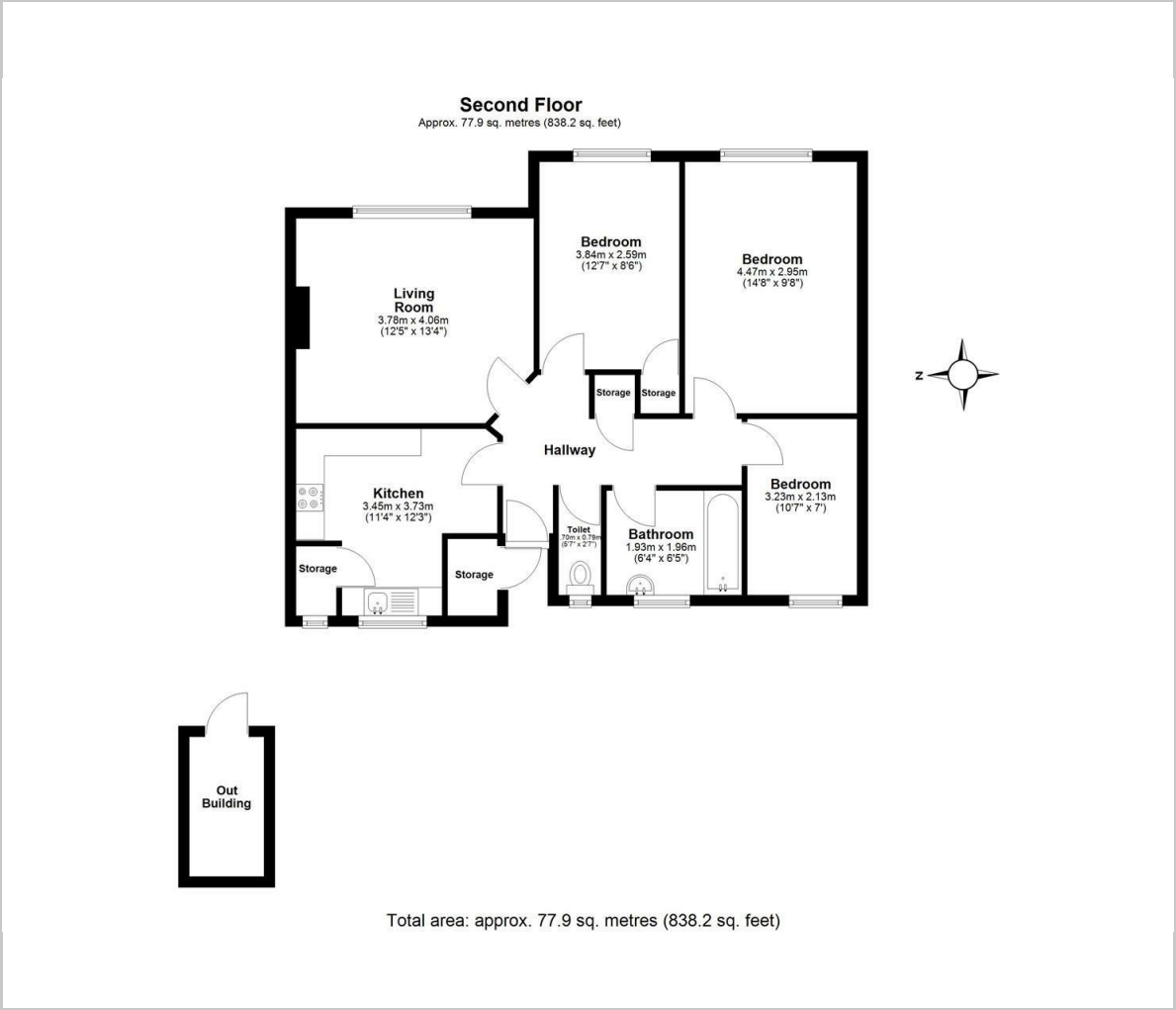


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Floor Plan



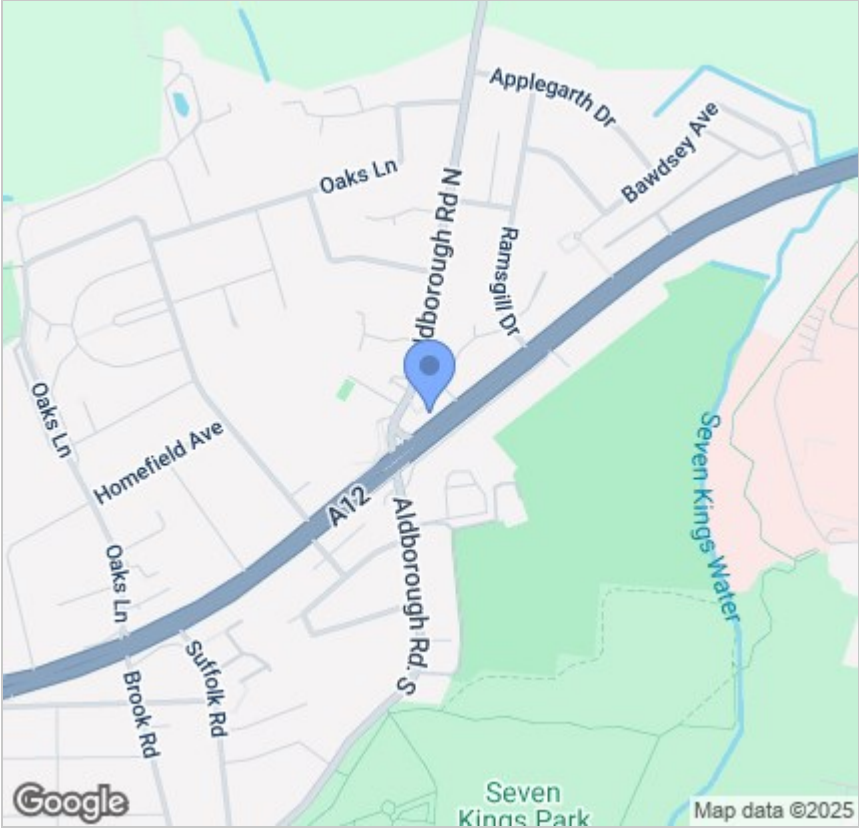
Viewing

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.

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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Area Map



Energy Efficiency Graph

