



Royal Crescent Ilford, IG2 7JZ

Guide Price: £290,000 - £310,000 Edward Chase estate agents are delighted to present to the sales market this luxurious 2-bedroom apartment. This apartment is located on the 1st floor and includes private gated parking. We feel this apartment would be an ideal choice for growing families, first time buyers and investors. This apartment has several key features such as: - All electric, no gas present - 2 large bedrooms - Private reception room - White goods included - Ample Storage - Local schooling options - Doorstep of Newbury Park Station - Gated Parking available with the apartment - Access into Central London - Local amenities - Semi tiled bathroom - Private kitchen Rental: This property is currently rented for £1,700 per month. This property can be sold with tenants or vacant. Rent protection is in place for the tenant. Tenure: This property is sold on the leasehold tenure. Lease term remaining: 103 years Service charge per annum: £2,100 Ground rent

- Luxurious And Spacious 2 Bedroom First Floor Apartment in Newbury Park
- Private Allocated Gated Parking With This Apartment
- 2 Spacious Bedrooms, Private Reception Room, Separate Kitchen A Rare Feature in Apartments
- Located In The Royal Crescent Development Which Backs Onto The Ilford War Memorial Gardens
- Double Glazed Windows, Electric Only (No Gas), Combination Water System
- Superb Transport Links Such As Newbury Park Station (Central Line) & Local Amenities all In

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planned by management company. Figures handed to agent via seller, may vary slightly. How to view this property: Please complete the online enquiry form by selecting 'email agent'. Once your full name, email and contact number is submitted to Edward Chase we shall register your interest. When our sales team have finalised a viewing date and time, they shall email you notification of the viewing schedule and will offer you the opportunity to confirm the viewing. Letting & Selling Edward Chase estate agents tailor a bespoke, professional, ARLA accredited Lettings, Sales & Management service. If you would like a free property appraisal to gauge the rental potential, selling price or you are considering a buy to let purchase, please feel free to contact Sukhbir Basra, Branch Manager to arrange an appointment. Edward Chase estate agents specialize in Ilford, Redbridge, Seven Kings,



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability for errors in content, text or otherwise in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 75 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.