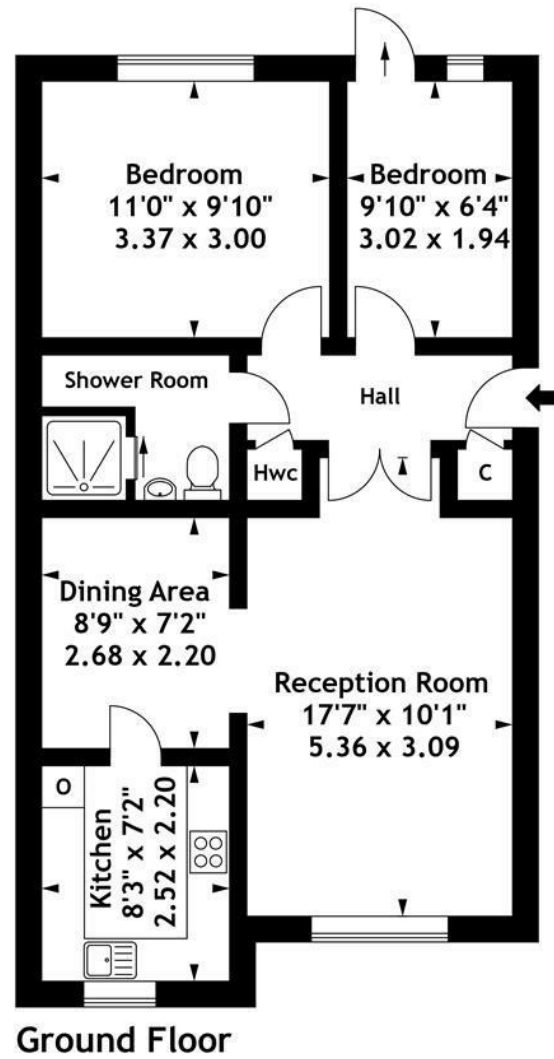


FLOOR PLAN
Approximate Gross Internal Area
596 sq.Ft - 55.44 sq M



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. The plan is for illustrative purpose only and should only be used for this purpose as a visual aid. Decorative finishes, fixtures, fittings and furnishings may not represent the current state of the property or proposed addition. Not to scale. Not to be used for local authority applications.

ASHTON

Est. 1902

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Cunningham Close, Chadwell Heath, RM6 4YB
£170,000

"MINIMUM AGE REQUIREMENT 60 YEARS"

Located in the London Borough of Redbridge. We are pleased to offer for sale, which in our opinion is the well maintained and presented spacious TWO BEDROOM PURPOSE BUILT GROUND FLOOR RETIREMENT FLAT, with direct access to communal gardens situated on this sought after development. Call now to arrange your viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	80
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		58	68
EU Directive 2002/91/EC			



Scan here for a direct link to our website

AGENTS NOTE: We routinely refer buyers and sellers to solicitors and conveyancers. It is your decision whether you choose to deal with them. Should you decide to use them you should know that we would receive a referral fee of between £120 and £200 including VAT from them for recommending you to them.

The mention of any appliances and/or services within these Sales Particulars does not imply that they are in full and efficient working order. All measurements have been taken using a sonic tape measure or laser distance meter and therefore may be subject to a small margin of error. Whilst we endeavour to make our Sales Particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance.

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GROUND FLOOR

Communal Entrance Hall

Entrance via communal entrance door with entry phone system. Panelled door giving access to flat.

Entrance Hall

Entry phone system. Emergency pull cord. Access to Lounge, Bedroom One, Bedroom Two and Shower Room. Storage cupboard. Cupboard housing immersion.

Lounge

18'2 x 10'1

Double glazed window to front. Coving to ceiling. Feature fireplace housing electric fire. Archway giving access to Dining area. Emergency pull cord.

Dining Area

8'9 x 7'2

Coving to ceiling. Electric heater. Emergency pull cord. Access to Kitchen.

Kitchen

8'3 x 7'1

Double glazed window to front. Dimplex electric heater. Fitted wall and base units. Round stainless steel sink bowl. Electric oven.. Electric hob. Extractor hood. Space for freezer. Plumbing for washing machine. Roll top work surfaces. Tiled splash back walls. Space for fridge.

Bedroom One

11'x 9'9

Double glazed window to rear. Emergency pull cord. Electric heater.

Bedroom Two

9'10 x 6'3

Double glazed UPVC door with side light giving access to communal gardens. Electric heater. Emergency pull cord.

Shower Room

Dimplex electric heater. Emergency pull cord. Extractor fan. Shower cubicle. Electric shower. Wash hand basin in gloss white vanity unit. Low flush wc. Tiled splash back walls.

EXTERIOR

Attractive Communal Gardens

Communal Parking

FEATURES

Communal Lounge. Communal Laundry Room. Guest room available at a minimal fee.

LOCATION

The property offers easy access to Chadwell Heath and Goodmayes main line stations with the arrival of crossrail. Newbury Park Central Line station, numerous bus routes and excellent road links via A12, central to Chadwell Heath, Ilford and Romford Town Centres and King George Hospital.

