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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

\*\*\* ASKING PRICE £219,995\*\*\*

Kurtis Property proudly present an opportunity to purchase this chain free, first floor apartment, located on Cambridge Road, IG3 - just 0.2 miles from Seven Kings Station

Boasting a spacious lounge, modern fitted kitchen, large double bedroom and a contemporary bathroom suite.

Benefits include gas central heating and double glazed windows.

\*COUNCIL TAX BAND A\*  
\*EPC RATING D\*

**Entrance**

Via communal door into communal hallway, own door and stairs to first floor

**Hallway**

**Lounge**

4.88m x 3.92m (16'0" x 12'10")

**Bedroom**

3.92m x 2.22m (12'10" x 7'3")

**Bathroom**

2.50m x 2.45m (8'2" x 8'0")

**Kitchen**

3.59m x 1.52m (11'9" x 4'11")

- One Bedroom Apartment
- First Floor
- Chain Free
- 0.2 Miles From Seven Kings Station
- Modern Fitted Kitchen
- Spacious Lounge
- \*EPC RATING D & COUNCIL TAX BAND A
- CASH BUYERS & INVESTORS ONLY
- SOLD WITH TENANT IN SITU



600 Green Lane, Ilford, IG3 9SQ  
020 8598 9151  
info@kurtisilford.co.uk  
www.kurtisproperty.co.uk