



Price
£295,000

Leasehold

1x  1x  1x 

**Clarence Avenue, Ilford,
Essex, IG2**

OVER 60?

Secure this property
for up to **59% less!**

 **DOUGLAS
ALLEN**
Helping you move forwards



Main features

- Ground floor purpose built flat in a modern block
- Parking for 1 car
- Modern Open living plan
- Close to Gants Hill Station and transport links and many local restaurants
- Communal garden

Accommodation

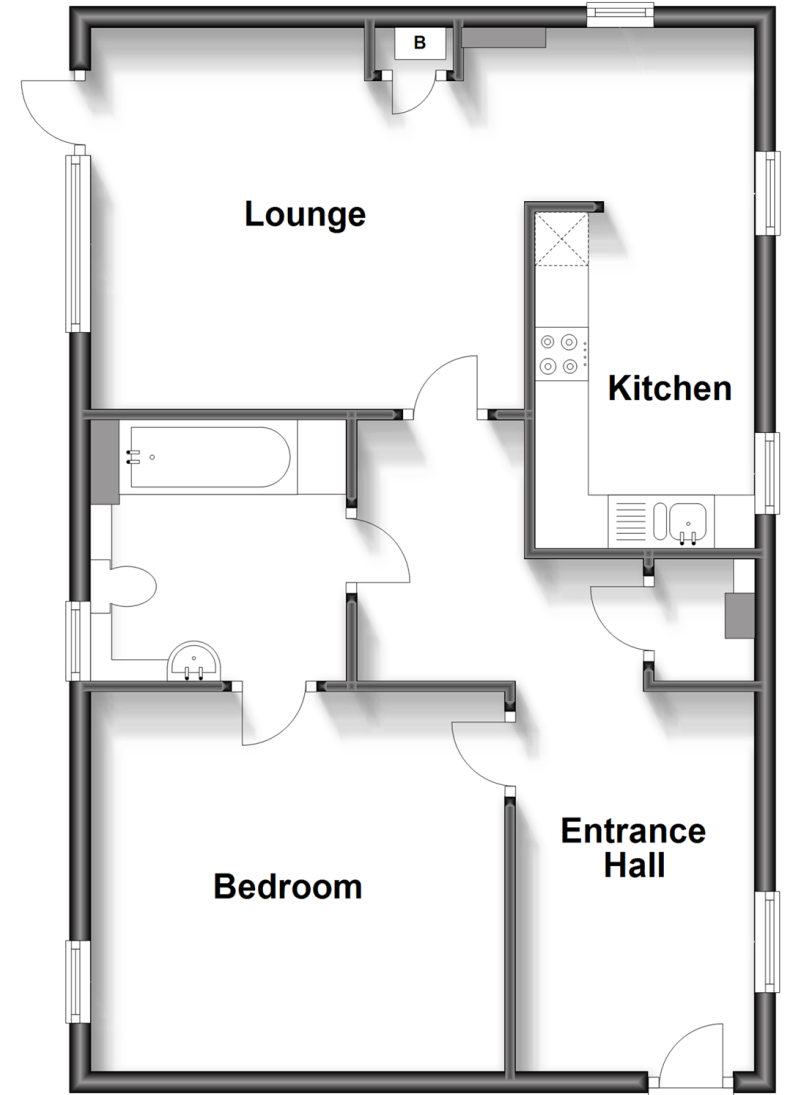
GROUND FLOOR

- Entrance hall
- Bedroom : 12'8 x 11'7 (3.86m x 3.53m)
- Kitchen: 10'4 x 7'9 (3.15m x 2.36m)
- Lounge: 20'5 x 11'7 (6.23m x 3.53m)

OUTSIDE

- Communal Garden
- Parking for 1 car
- Outside space

Ground Floor
Approx. 61.2 sq. metres (658.4 sq. feet)



Call Ilford - 020 8518 0044 ■ douglasallen.co.uk

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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