



Pembrook house, Academy Way, RM8
Leasehold

Offers in Excess of £350,000



Spacious 3 bedroom maisonette flat with private garden !!!!

Dwelling solutions are pleased to present this modern spacious 3 bedroom flat for sale. The property is located on the first floor and spread across two floors providing great spacious living along with the added benefit of its own large private garden.

Dwelling Solutions Limited
859 High Road, Goodmayes, IG3 8TG

Pembroke House, Academy Way, IG3 – Excess of £350,000
Call 0208 597 9176 to arrange a viewing



Moving with us is the Best Solution!



The property further benefits from being within close proximity to all local schools, amenities and very easy access to local buses/train stations.

The property is being sold with no onward chain.

Don't miss out !!!....If you are in the market for a three bedroom property then this should be your first point of call to avoid any disappointment.

Features:

- Spacious Maisonette flat
- Modern fixture and fittings
- Popular Residential area
- Great transport Links
- Large Private Garden
- Double Glazing
- Central Heating
- No Onward Chain

Tenure

Leasehold with 112 years

Entrance

Composite door leading into hallway.

Hallway:

Light fixture, smoke alarm, radiator, electrical sockets, storage cupboard, staircase leading to first floor, Laminate flooring.

Open plan Livingroom: 16'09 x 11'08

Double glazed window to rear aspect, light fixture, radiator, electrical sockets, double glazed door leading to the large paved garden, laminate flooring.

Kitchen: 11'07 x 7'0

A range of wall and base units, fitted work top, partly tiled walls, sink unit with drainer and mixer tap, integrated cooker hob, integrated oven/grill, integrated washing machine, integrated fridge/freezer, integrated dish washer, electrical sockets, light fixture, laminate flooring.

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Bedroom 3: 10'04 x 9'02

Double glazed window to rear aspect, ceiling coving, light fixture, electrical sockets, radiator, laminate flooring.

Ground floor Toilet: 7'09 x 6'07

Light fixture, wash basin with mixer tap, low level w/c, wall mounted extractor fan, wall mounted mirror, radiator, wall mounted cabinet, laminate flooring.

First Floor Landing

Light fixture, smoke alarm, storage cupboard, Doors leading to the bedrooms and bathroom, fitted carpet on staircase and landing area.

Bedroom 1: 14'04 x 11'0

Double glazed window to rear aspect, light fixture, electrical sockets, radiator, laminate flooring. Double glazed door leading to private balcony.

En-suite:

Three-piece suite comprising of low level w/c, wash basin with mixer tap, shower cubicle with thermostatic shower system, towel rail, radiator, vinyl flooring.

Bedroom 2: 11'06 x 10'2

Double glazed window to rear aspect, light fixture, electrical sockets, radiator, laminate flooring.

Bathroom: 8'07 x 7'09

Bathroom suite comprising of wash basin with mixer tap, low level w/c, bath tub with mixer tap and separate thermostatic shower system, side glass screen, wall mounted extractor fan, wall mounted cabinet, radiator, spot lights, vinyl flooring.

Rear Garden:

Spacious large garden, paved area throughout for easy maintenance. large wooden shed for storage.

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Energy Performance Certificate:

Energy rating and score

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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

All Photographs are for guidance purposes only, items, fixture & fittings shown are not included unless specified separately. All measurements are approximate; no responsibility is accepted as to the accuracy of these particulars or statements made by our principles or staff concerning the above property and any intending purchaser must satisfy themselves as to the correctness of such statements and these particulars.

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