



£225,000

Monarch Way

Essex, IG2 7HS

Lovely spacious and modern one-bedroom apartment with secure parking space, ideally located within the highly sought-after Memorial Heights development in the IG2 area.

This stylish property features a bright reception room leading to a large wrap-around balcony, an open-plan fitted kitchen, a generous double bedroom, and a contemporary, spacious bathroom. Laminate flooring throughout .

Newbury Park Underground Station (Central Line) is only a few minutes walk away providing direct and reliable travel links to and from Central London.

Memorial Heights is known for its vibrant community feel, and proximity to local shops, supermarkets, and green spaces.

Property is being offered chain free and is an ideal first time buy or investment

Leasehold: 104 years

Service Charge: £2680 per annum

Ground Rent: £200 per annum

Council Tax: Band B



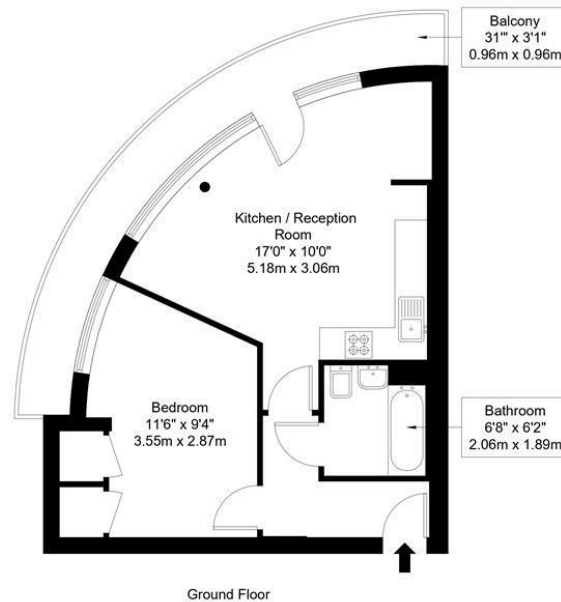


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Approx Gross Internal Area = 46.24 sq m / 498 sq ft

Balcony = 10.9 sq m / 117 sq ft

Total = 57.14 sq m / 615 sq ft



Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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