



 **2**  
Bedrooms

 **1**  
Bathroom



## Property Description:

The property is situated on the second-floor and features from a spacious lounge leading into a Juliet balcony, separate fitted kitchen, 1-double bedroom, 1-small bedroom and a family bathroom. The flat also benefits from a storage space, central heating and double glazing throughout. Additionally, the property provides access to off-street parking and a communal garden.

The property is located off Grove Road. All local amenities, including schools, grocery stores, off-licenses, public transportation can be reached on foot in a matter of minutes.

The property is a ten minutes' walk to Chadwell Heath Station - Elizabeth Line (zone 5) which takes you into both Stratford & Romford in less than 15 minutes each way, where you will find a huge array of shopping facilities including Shopping Centers', markets and access to restaurants and leisure facilities. The A12 is also close by, making Central London accessible by car in about half an hour.

## Nearest Stations:

Chadwell Heath Station: Elizabeth Line (0.8 miles)

Goodmayes station - Elizabeth Line (0.9 miles)

Newbury Park Station - Central Line (1.2 miles)

## Additional Information:

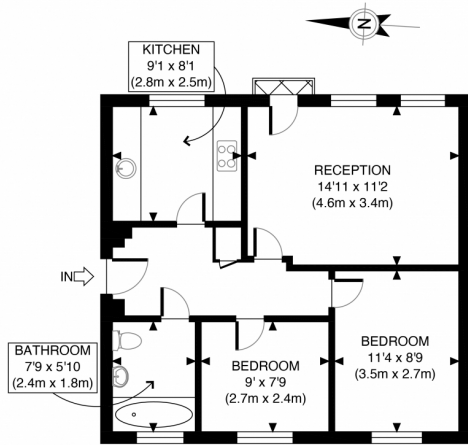
The property is located in the London borough of Redbridge, council tax band (C). Flat comes with £1,499 service charges and £110 Ground rent per annum. The flat is Leasehold with 150 years of remaining lease.

This beautiful 2-bedroom purpose built flat would appeal to many First-time buyers and Investors.

Asking Price: £270,000

AJ dwellings Estate Agents also offer a professional, Lettings and Management Service. If you are considering renting your property or looking at buying or selling then please call on the number shown above.

**Please Note:** There will be a purchase fee associated with the sale of this property



SECOND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 560 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 560 SQ FT / 52 SQM	Dunwich Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 13/04/23
	photoplan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>77</b>	<b>79</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Chadwell Heath, RM6

