



Aspen Court, Stoneleigh Road, Clayhall, IG5

**Guide Price
£300,000-£325,000**



Two Bedrooms
En-Suite & Family Bathroom
Large Lounge
Modern Kitchen
Entryphone System
Communal Gardens
Chain Free
Ideal First Time Purchase Or Buy To Let
Allocated Parking Space

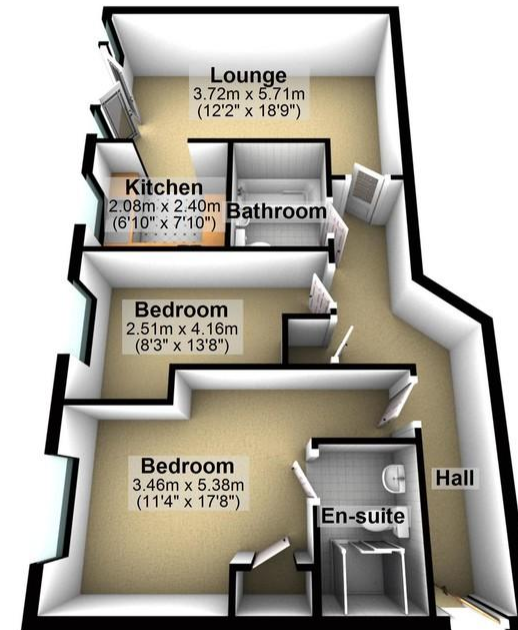




**** CALLING ALL FIRST TIME BUYERS OR INVESTORS - CHAIN FREE PROPERTY **** Located within this modern purpose built block is this two bedroom ground floor flat, which is being offered for sale chain free. The property offers en-suite facilities as well as an additional bathroom, a good size lounge with French doors leading to communal gardens together with a modern kitchen. The block offers a security entry phone system, and secure allocated parking facilities. We are informed that the property has a 108 year lease, service charge of £2400 per annum, and ground rent of £200 per annum. EPC rating C, Council Tax Band C.



Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 64.2 sq. metres (691.0 sq. feet)

Service/Maintenance Charge

£2,400

Ground Rent

£200

Council Tax Band

C

PLEASE NOTE: These particulars are prepared as a general guide in accordance with the Property Misdescriptions Act (1991) and are not intended to constitute part of an offer or contract. Whilst every effort has been made to ensure their accuracy, no responsibility is taken for error. Appliances and fittings have not been tested. All measurements shown are estimates only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Please contact our office at

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