



Charlesons®

47 CLARENCE AVENUE  
ASKING PRICE OF £365,000





Charlesons are delighted to present this immaculate property in the heart of Gants Hill. Located less than 300ft from Gants Hill station, this spacious apartment boasts two double bedrooms, two bathrooms, a fully-integrated kitchen, a separate living area and has ample storage. This gated residence has high security and is regularly maintained, making this a safe and comfortable development to live in. Whether you are a first-time buyer looking for your first home or an investor looking for a lucrative buy, this is the property for you.

This luxurious property is located within walking distance from several amenities; from supermarkets and pharmacies, to pubs, restaurants and dessert parlours, you'll find everything you need. The proximity to the Central Line serving station is very convenient for city workers and casual travellers alike, with a constant service getting you to Stratford in just 10 minutes and Liverpool Street in 20 minutes. Voted as one of the top ten parks in the country, Valentines Park is a short walking distance and this Green Flag Award winning space is home to a vast range of activities including Ilford Cricket Club, football pitches, basketball courts and children's play areas. The property also falls under the catchment of



schools rated Outstanding by Ofsted.

#### Reception

14'11 x 12'8 (4.6m x 3.9m)

The spacious living room has large south-facing balcony doors which allow a constant stream of natural light in throughout the day. The balcony provides a great relaxing outdoors space.

#### Kitchen

10'5 x 6'5 (3.2m x 2.0m)

Separate from the main living area, this state-of-the-art fitted kitchen, designed by Manhattan, features soft-close doors and drawers. The kitchen also benefits from integrated appliances including a dishwasher and washer/dryer.

#### Bathroom

7'4 x 6'5 (2.2m x 2.0m)

The large family bathroom features a jack and jill door, giving access to the main corridor as well as the second bedroom.



#### Bedroom 1 (Master bedroom + ensuite)

13'6 x 11'5 (4.1m x 3.5m) – bedroom

8'8 x 3'10 (2.6m x 1.2m) – ensuite

This large master bedroom features full-length fitted wardrobes providing an abundance of storage whilst having plenty of room for a king-size bed and floor to ceiling windows. The sizable ensuite has been finished to a high standard and provides privacy from the main family bathroom.



#### Bedroom 2

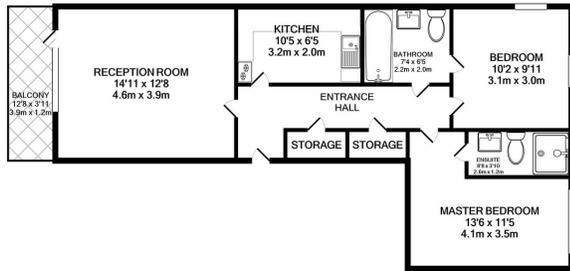
10'2 x 9'11 (3.1m x 3.0m)

This bright and airy double room would make a perfect second bedroom or even an office. This room has floor to ceiling windows and access to the main bathroom.



#### Key information:

- Lease: approx. 239 years remaining
- Service charge: approx. £2252pa (inclusive of buildings insurance and heating)
- Ground rent: approx. £580pa



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.  
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