



£350,000

Eastern Avenue

Essex, IG2 6BF



Finished to a high standard throughout, the property offers a spacious open-plan reception and contemporary fitted kitchen with integrated appliances, leading onto a private balcony. There are two generously sized bedrooms and two stylish bathrooms, including an en-suite to the principal bedroom.

Further benefits include wooden flooring throughout, neutral décor, and an abundance of natural light, creating a bright and modern living environment. Ideally situated moments from Gants Hill Station, the property provides excellent transport links with convenient access to the City and Central London, ideal for first time buyers or investors

Leasehold: 107 years remaining
Service Charge: £2,821 per annum
Ground Rent: £250 Per annum
Council Tax: Band C



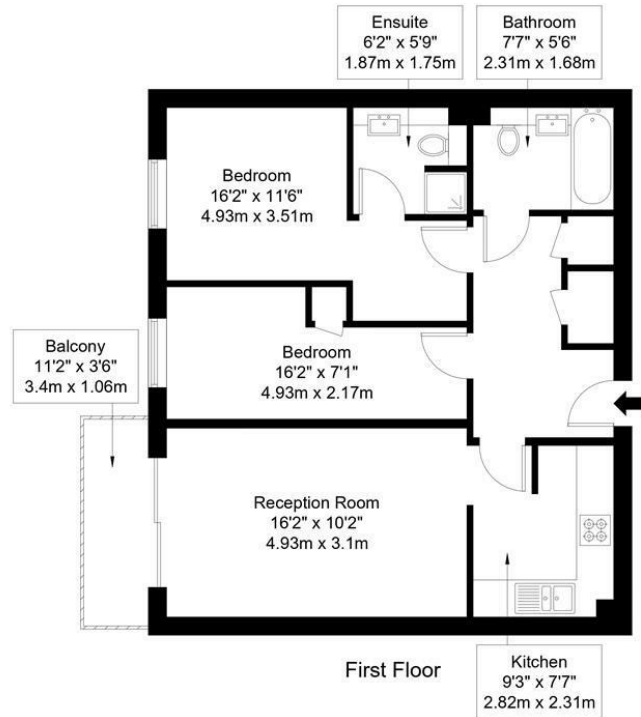


City Gate House, IG2 6BF

Approx Gross Internal Area = 61.5 sq m / 662 sq ft

Balcony = 3.6 sq m / 39 sq ft

Total = 65.1 sq m / 701 sq ft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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

Ref :

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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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