



Morris Avenue, Manor Park, E12

A MUST LOOK.....IDEAL INVESTMENT

We are pleased to offer for sale, this two bedroom first floor flat, situated in prime location of Manor Park within walking distance to Romford Road, local shopping and transport facilities. Property has 56 years lease, no service charge or ground rent. Benefiting from; two bedrooms, large reception, fitted kitchen, bathroom/WC, double glazing, gas central heating, rear garden ideal investment. Early viewing highly recommended.

Offers in Excess

£260,000

 leasehold



Entrance:- Via front garden leading to front door, to:-

Further internal hallway leading to

Large Reception: 15'7" x 15'3"
Double glazed bay window to front aspect, high ceilings, radiator and carpet

Kitchen: 10'1" x 8'6"
Spacious kitchen with tiled floor, tiled walls, wall and base mounted units with roll top work surface incorporating sink with mixer tap and side drainer, space for free standing gas cooker, plumbing for washing machine, double glazed window to rear aspect

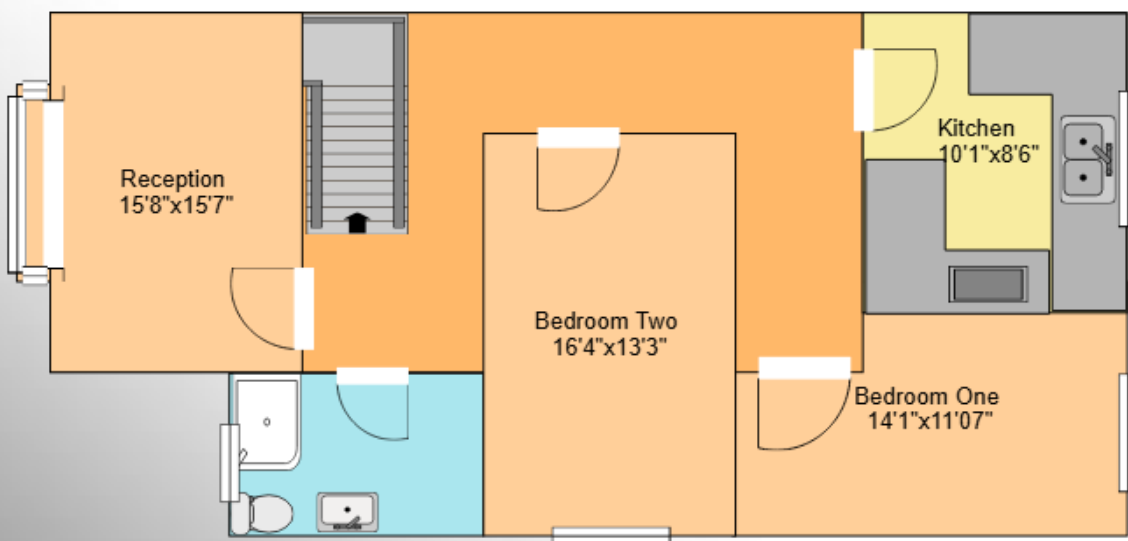


Bedroom One: 11'01" x 14'1"
Double-glazed to rear aspect, radiator and carpet to remain.

Bedroom Two: 16'4" x 13'3"
Double glazed to side aspect, radiator and carpet to remain.

Bathroom:
Three piece suite, comprising of low flush WC, curved bath with side panel taps, pedestal sink with taps, fully tiled (walls and flooring) and double glazed window to front aspect

Rear Garden 15ft



Misrepresentation Act 1991

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