

Plaistow Park Road, Plaistow E13 0SA

Two Bedroom Chain Free, Share Of Freehold Apartment £293,000 L/H

Set on the ever-popular Plaistow Park Road, this first-floor apartment offers plenty of potential for buyers ready to put their own stamp on a home. Measuring 518 sq. ft, it features two well-proportioned bedrooms and a spacious lounge opening onto the kitchen, giving a flexible layout to work with.

The flat is offered chain-free, with a share of freehold and 954-years remaining on the lease, giving long-term security. With a low annual service charge of £1,440, it's an attractive option for both first-time buyers and investors.

Residents benefit from communal parking spaces available on a first-come, first-served basis, as well as access to well-maintained communal gardens.

Location is a real plus—Plaistow Station is close by for quick links into London, while the lively Queens Market and the open space of May Green are just a short stroll away.

In short, this two-bedroom apartment is a fantastic opportunity for those looking to create a home to their taste in a well-connected part of London. With space, flexibility, and huge scope to improve, it's ready for the right buyer to unlock its potential.







Entrance Via
secure communal door to communal hallway - stairs ascending to first floor - door to:

Hallway
wall mounted consumer unit - wall mounted entry phone system - storage cupboard - carpet to remain - doors to:

Bathroom



wall mounted extractor - three piece suite comprising of panel enclosed bath with mixer taps to shower attachment - pedestal wash basin - low flush w/c - tiled walls - radiator - vinyl floor covering.

Lounge



double glazed window - radiator - power point - carpet to remain - opening to:



Kitchen



double glazed window - range of eye and base level units incorporating a sink with mixer taps and drainer - built oven with four point electric hob and extractor fan over - wall mounted Main boiler - space and plumbing for washing machine - space for fridge/ freezer - tiled splash backs - power points - vinyl floor covering.

Bedroom One



double glazed window - radiator - power point - carpet to remain.

Bedroom Two



double glazed window - power point - carpet to remain.

Communal Garden



Communal Car Park



Additional Information:
The property has a share of freehold with a lease attached, the lease has 954 Years remaining at the time of listing (999 years from 25/12/1981).
The current service charge is £1440.00 per annum and is reviewed yearly.
The ground rent is £0 per annum.
Council Tax London Borough of Newham Band B.

Parking: On Street, a permit must be acquired from the local council.

An Ofcom online search shows that there is the following coverage via the following mobile networks:
EE: There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available.
O2: There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.
Three: There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.
Vodafone: There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

An Ofcom Online search shows that standard, superfast and ultrafast broadband is available. (you may need to organise installation of an FTTP connection in order to achieve ultrafast speeds).

This checker shows the predicted broadband and mobile coverage availability and performance at your address. Please make your own enquiries prior to making an offer.

The property has mains electric, mains gas, mains water, mains sewerage and is heated via gas central heating.

The title register states the following:]
3 (10.06.2014) The Lease prohibits or restricts alienation.
4 (10.06.2014) The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.

Please note: the figures and information quoted above have been provided by the seller and documentary proof is awaited.

Referral Services
David Daniels can recommend a conveyancer and an independent financial advisor for you if required. These recommendations come from companies that we have worked with and have found to be efficient and reliable.

David Daniels will receive a referral fee from the below companies should you take up the services, these are as follow and will not impact upon the quotes you are given:

Bowling & Co & Knight Richardson Solicitors £240.00 INC VAT.

Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

Please get in touch should you require a quotation and we will be pleased to organise this for you.

Disclaimer
The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

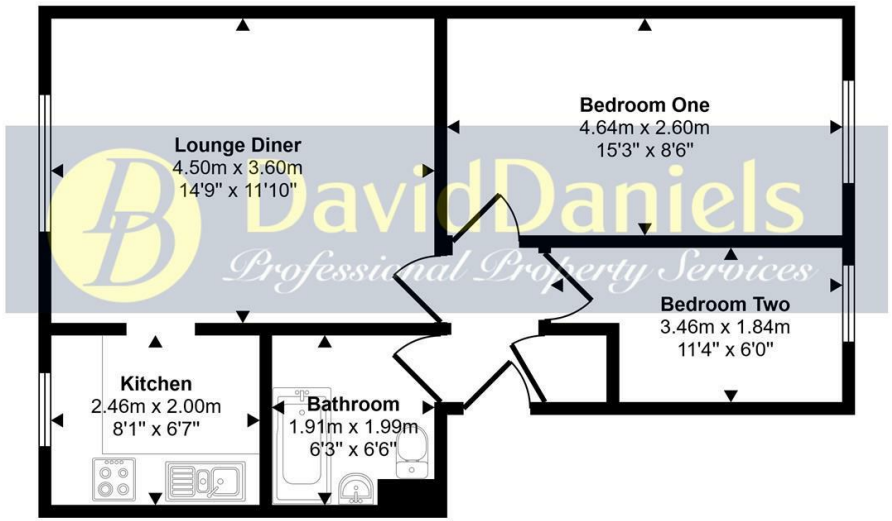






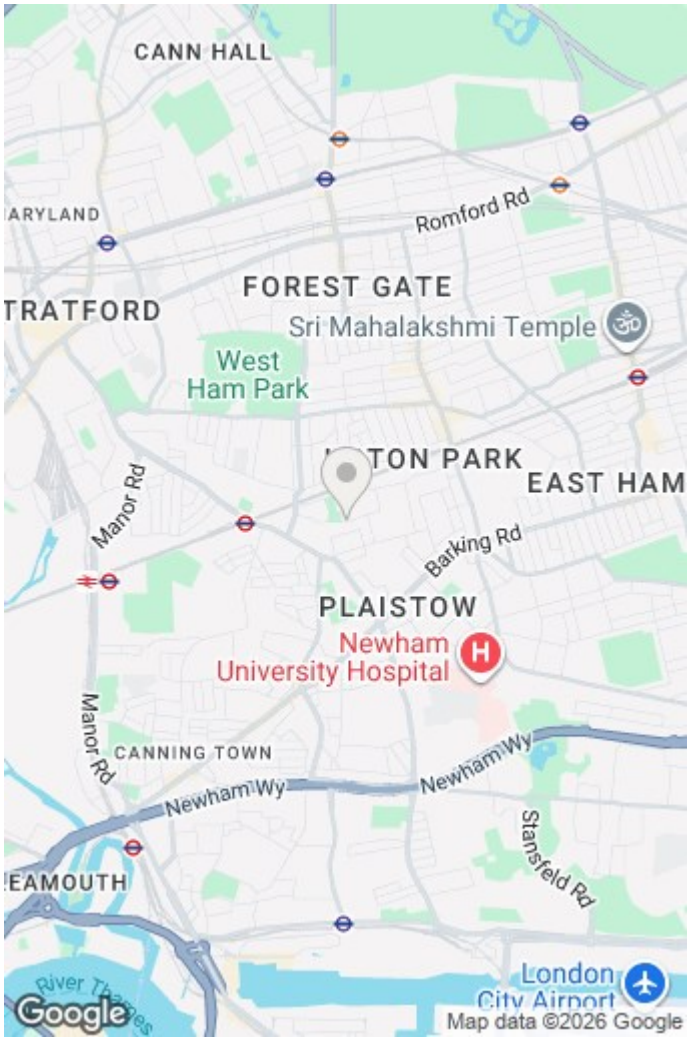


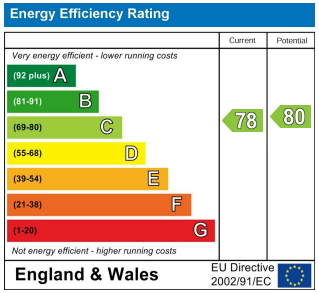
Approx Gross Internal Area
48 sq m / 512 sq ft

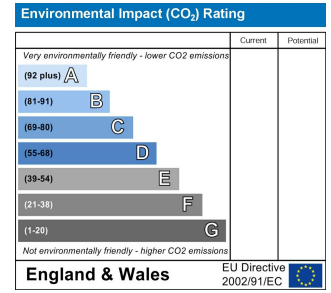


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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The Property Ombudsman