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ARBON MILLER
EST 1976

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96C Elgin Road
Ilford, Essex IG3 8LW
Offers invited £207,500

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*** CHAIN FREE *** Arbon & Miller are pleased to offer this first floor one bedroom flat, Located a Short Walk to Seven Kings and Newbury Park Station. Local amenities and bus services within walking distance. PERFECT INVESTMENT OPPORTUNITY. The property benefits from large lounge, kitchen and double glazing. Immediately Available - CALL NOW TO VIEW

COMMUNAL ENTRANCE HALL

Stairs to first floor, wooden door to:

ENTRANCE LOBBY

Opening to:

RECEPTION ROOM 14'9 into bay x 10'1 (4.50m into bay x 3.07m)
Three light double glazed bay with fanlights over.

KITCHEN 7'7 x 5'8 (2.31m x 1.73m)
Wall and base units, working surfaces, cupboards and drawers, sink top unit with mixer tap, plumbing for washing machine, recess for fridge/freezer, cooker point, cupboard housing hot water tank, double glazed window with fanlight over, high level storage.

BEDROOM 10'11 x 5'10 (3.33m x 1.78m)
Double glazed window with fanlight over.

BATHROOM 7'3 x 4'9 (2.21m x 1.45m)
Bath with mixer tap, shower attachment and glass shower screen, low level wc, pedestal wash hand basin with mixer tap, access to loft, obscure double glazed window with fanlight over.

LEASE

141 years remaining

GROUND RENT

Peppercorn.

COUNCIL TAX

London Borough of Redbridge - Band B

AGENTS NOTE (LEASE ETC)

The above details have been provided in good faith and will need to be verified by the respective solicitors.

AGENTS NOTE

Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.

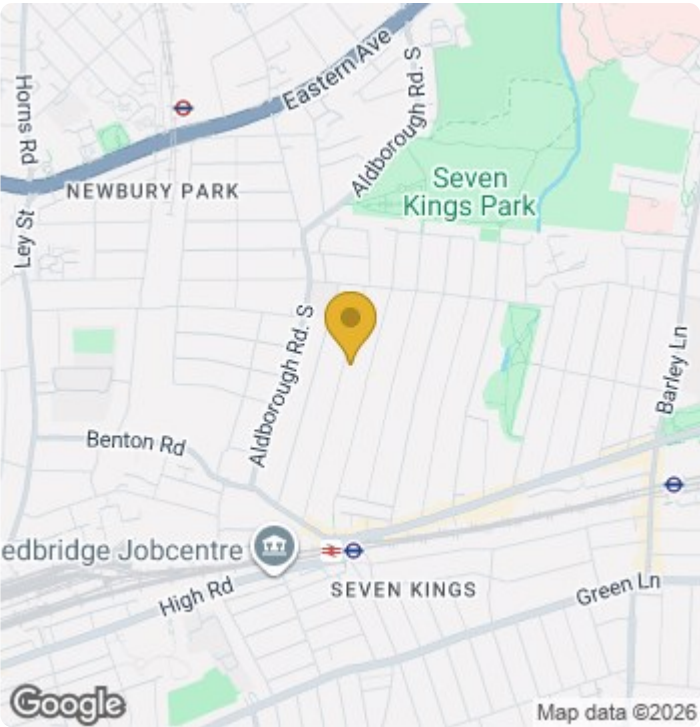


GROUND FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 281 sq.ft. (26.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

