



Margaret Way, Redbridge, IG4 5DE
Offers In Excess Of £350,000





Offers In Excess Of £350,000

Margaret Way

Redbridge, IG4 5DE

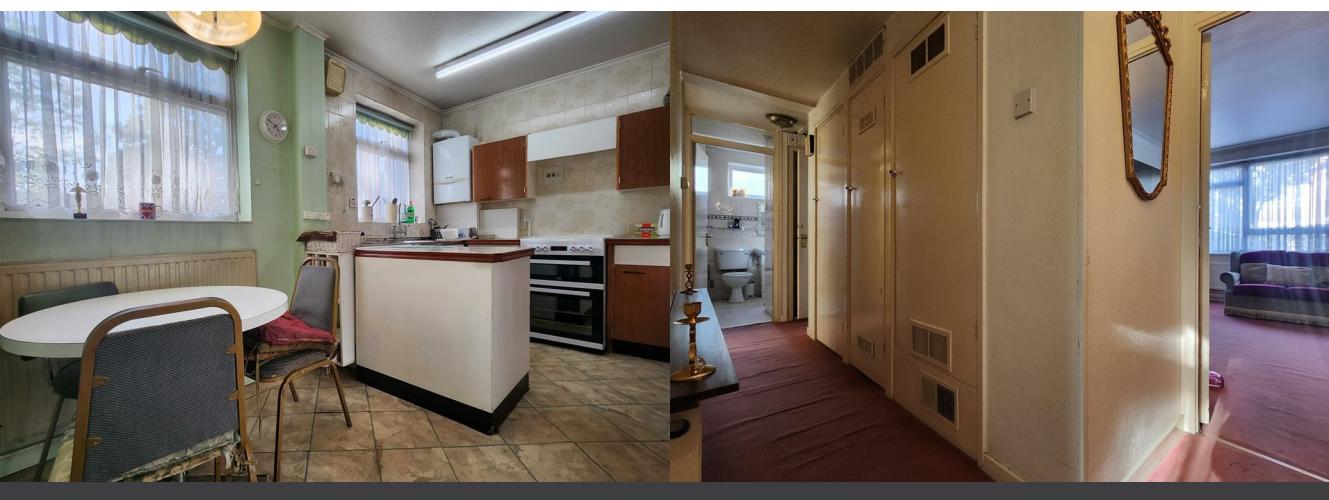
- EPC RATING: 67D
- KITCHN/DINER
- SEPARATE LOUNGE
- GARAGE EN-BLOC
- VIRTUAL FREEHOLD - 982 years
- TWO DOUBLE BEDROOMS
- SHOWER ROOM & GUEST WC
- CLOSE TO REDBRIDGE UNDERGROUND STATION
- CHAIN FREE
- CALL NOW TO VIEW

Sandra Davidson Estate Agents are delighted to offer for SALE; Nestled in the desirable area of Margaret Way, Redbridge, this charming purpose-built flat offers a delightful living experience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a comfortable home. The flat features a spacious reception room, perfect for relaxation or entertaining guests, providing a warm and inviting atmosphere.

The bathroom is conveniently located, ensuring ease of access for all residents. Additionally, the property boasts the advantage of parking for one vehicle, a valuable feature in this bustling area.

Margaret Way is well-connected, offering easy access to local amenities, including shops, schools, and parks, making it a convenient choice for everyday living. This flat presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a modern home.

Do not miss the chance to view this lovely flat, which combines practicality with a welcoming environment.



ENTRANCE

Via secure video entry system into communal entrance hall with; own front door into entrance hall with: radiator, fitted carpet, ceiling light, fitted cupboards, doors to:

LOUNGE

14'3" x 15'3" (4.35m x 4.66m)

Double glazed window to front, radiator under, fitted carpet, ceiling rose with inset feature light, two wall mounted lights

KITCHN/DINER

8'11" x 14'3" (2.72m x 4.34m)

Fitted wall and base units, worksurface with tiled upstand, two bowl sink with drainer, four ring hob, space and services for washing machine and dishwasher, wall mounted boiler, vinyl flooring, two double glazed windows to rear, radiator, light

BEDROOM ONE

12'9" x 11'3" (3.89m x 3.42m)

Double glazed window to front, fitted carpet, fitted cupboard, radiator, light

BEDROOM TWO

9'9" x 11'8" (2.97m x 3.56m)

Double glazed window to front, fitted carpet, radiator, light



SHOWER ROOM

Suite comprising; walk-in shower enclosure, pedestal hand wash basin, low level WC, vinyl flooring, tiled walls, wall mounted vanity mirror, light, double glazed window to rear, radiator, heated towel rail

WC

Comprising; low level WC, corner wall hung hand wash basin, fitted carpet, light

EXTERIOR

To the rear there are communal gardens and access to:

GARAGE EN-BLOC

Via gated service road off Redbridge Lane East

LEASE INFO

Tenure: Share of Freehold (circa 982 years remaining)

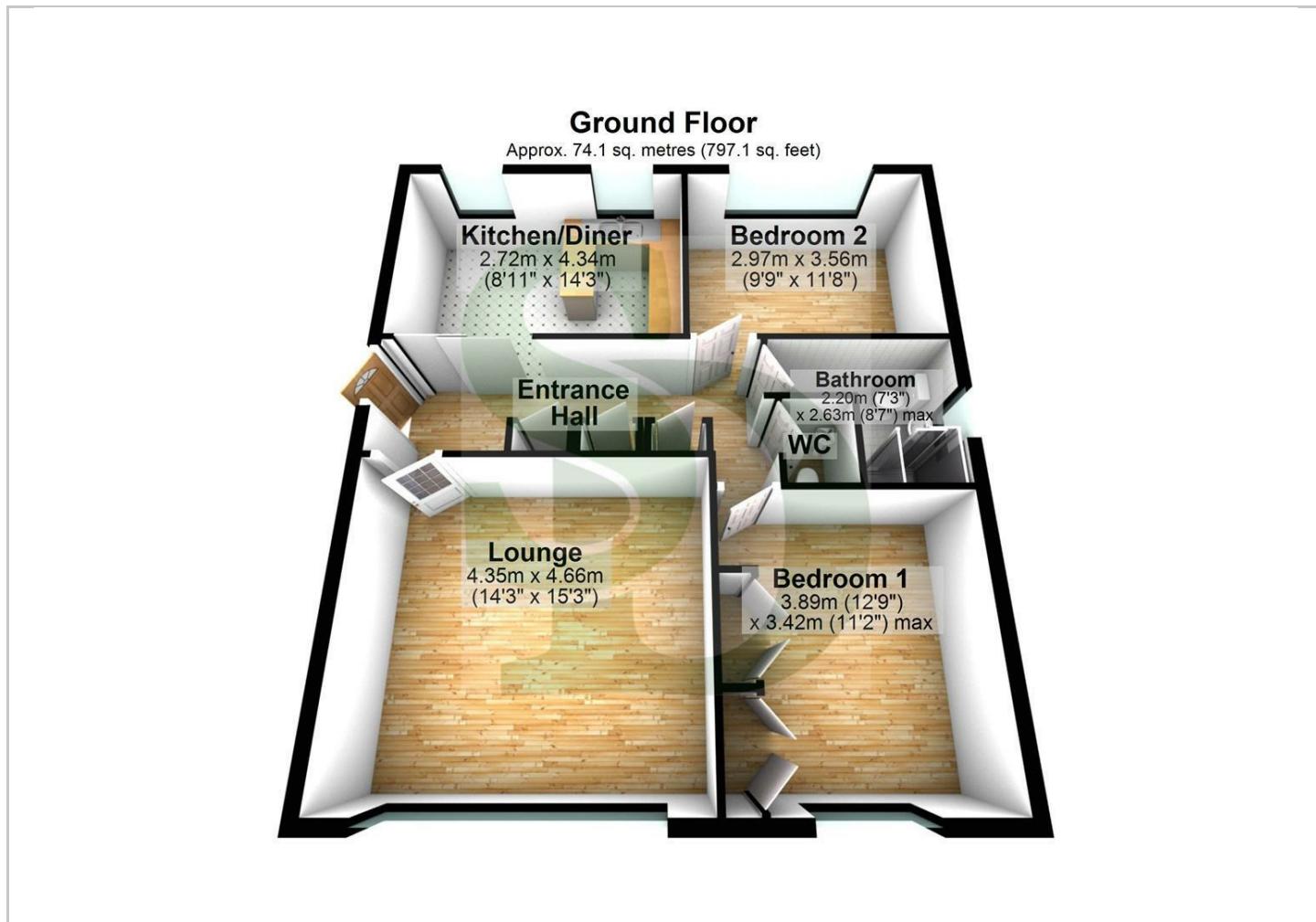
No Ground Rent

Service Charge: £531.25 per quarter

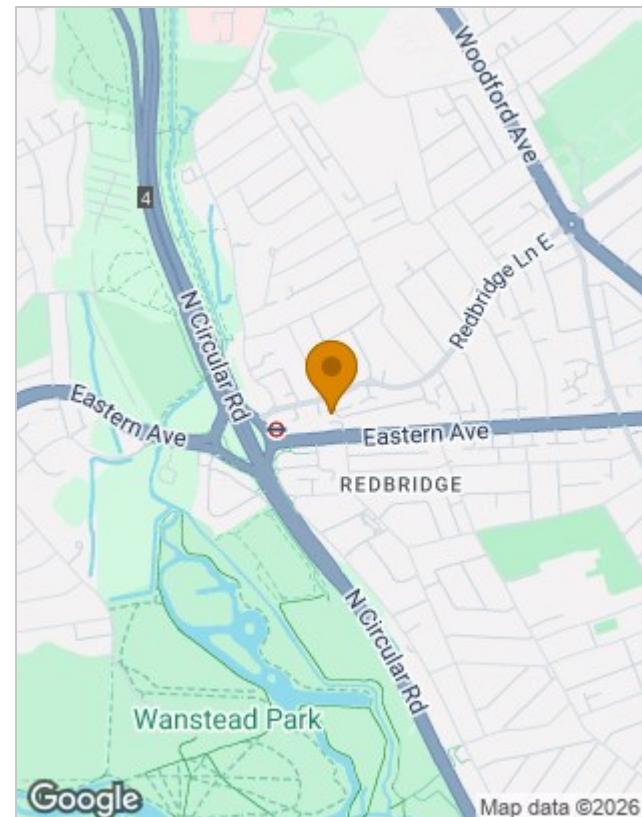




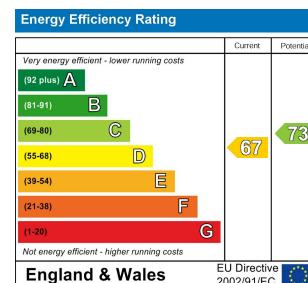
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.