

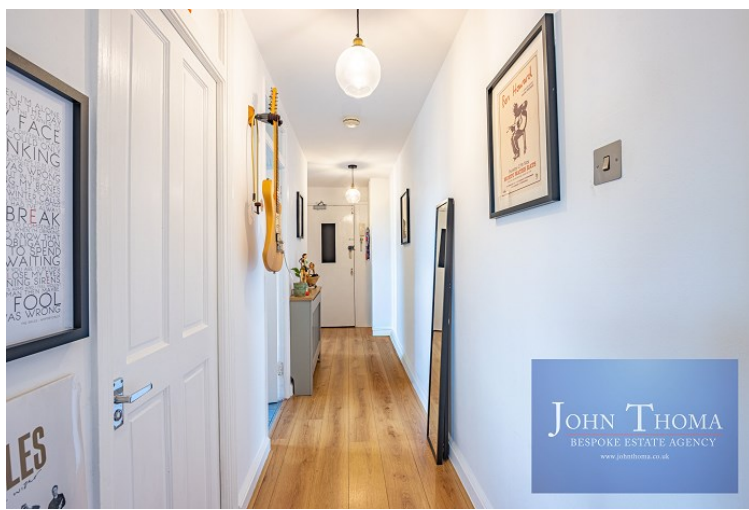


A beautifully presented one bedroom second floor apartment, set within an attractive art deco style purpose-built development. The property benefits from a long lease of approximately 130 years and is ideally located within a short walk of Goodmayes Elizabeth Line station, local shops, restaurants and everyday amenities.

Breamore Court is a well-maintained art deco style development set within attractive communal grounds and benefits from a secure entry system.

JOHN THOMA
BESPOKE ESTATE AGENCY

Breamore Road, Ilford
Guide Price £190,000 - £210,000

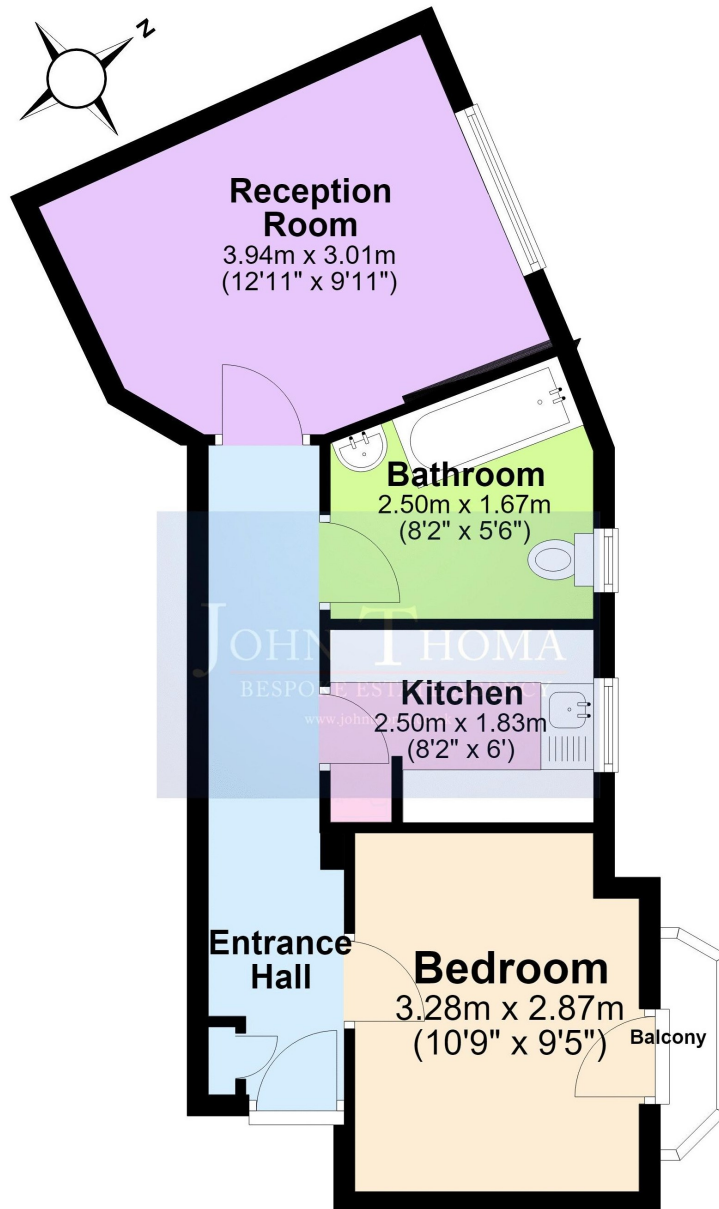


- ◆ Long lease of approximately 130 years remaining
- ◆ Attractive art deco style purpose-built development
- ◆ Bright reception room with space for both living and dining furniture
- ◆ Modern fitted kitchen with integrated appliances

- ◆ Spacious double bedroom with built-in storage and Juliet balcony
- ◆ Well-maintained communal grounds with a secure entry system
- ◆ Approximately 430 sq. Ft. (39.9 sq. m.) of well-planned accommodation
- ◆ Within a short walk of Goodmayes Elizabeth Line station

Floor Plan

Approx. 38.8 sq. metres (417.9 sq. feet)
(excluding Balcony)



Total area: approx. 38.8 sq. metres (417.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Tenure & Charge Information

Tenure: Leasehold

Years Unexpired: Approx 130 years

Service Charge: £3,480 per annum

Ground Rent: Peppercorn

[John Thoma Bespoke Estate Agency, Chigwell Branch](#)

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