



**61A Douglas Road
Ilford, IG3 8UZ**

SHARE OF FREEHOLD SALE Edward Chase estate agency is delighted to present to the sales marketing this first floor 2-bedroom flat. This property is presented in superb condition and would be an ideal purchase for first, second time buyers or any buy to let investors searching for high yield returns. Property is sold chain free. This property has several key features such as: - Dedicated driveway space for allocated parking - Gas central heating - Double glazed windows - Combination boiler - First floor spacious flat - Sold with share of freehold on long term lease - Two double bedrooms - Separate reception room with large bay windows - Part laminate part carpet flooring - Private kitchen with ample storage, integrated hobs and oven - Master bedroom fitted wardrobes - Fully tiled modern bathroom - Future development opportunity into loft STPP - Located in

- Share Of Freehold Flat For Sale 950+ Year Lease with ZERO SERVICE CHARGE
- Property Is Present In Superb Condition and Would A Great Home For A Growing Family
- Property Comes With 2 Large Double Bedrooms, Separate Kitchen & Bathroom
- An Ideal Choice For First, Second Time Buyers or Buy To Let Investors
- Driveway Private Parking Available & A Short Walk to Goodmayes Station & High Street
- Gas Central Heating, Combination Boiler, Double Glazed Windows

Fixed £310,000

SHARE OF FREEHOLD SALE

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options to select Tenure: Share of Freehold, 950+ year lease Service Charge: n/a Ground Rent: n/a Potential Rent: We predict a monthly rental of £1,700 - £1,750 per calendar month. How to view this property: Please complete the online enquiry form by selecting 'email agent'. Once your full name, email and contact number is submitted to Edward Chase we shall register your interest. When our lettings team have finalised a viewing date and time, they shall email you notification of the viewing schedule and will offer you the opportunity to confirm the viewing. Letting & Selling Edward Chase estate agents tailor a bespoke, professional, ARLA accredited Lettings, Sales & Management service. If you would like a free property appraisal to gauge the rental potential, selling price or you are considering a buy to let purchase, please feel free to contact Sukhbir Basra, Branch Manager to arrange an



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability whether in contract, tort or otherwise in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 71 C | 78 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.