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112 Memorial Heights  
Newbury Park, Essex IG2 7HS  
Price guide £275,000

## 112 Memorial Heights, Newbury Park, Essex IG2 7HS

GUIDE PRICE £275,000 - £300,000 \*\*\* CHAIN FREE \*\*\* Welcome to this charming ground floor flat located in the desirable area of Memorial Heights, Newbury Park. This delightful property boasts two well-proportioned bedrooms and two modern bathrooms, making it an ideal choice for couples, small families, or those seeking a comfortable living space. The property offers a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The layout is both practical and inviting, ensuring that you feel right at home from the moment you step inside. The property is chain free, allowing for a smooth and hassle-free purchase. One of the standout features of this flat is the secure underground parking space, providing peace of mind and convenience for residents with vehicles. Additionally, the location is superb, being just a stone's throw away from Newbury Park Central Line Station. This excellent transport link makes commuting to central London and beyond incredibly easy, enhancing the appeal of this property for those who work in the city. In summary, this two-bedroom, two-bathroom flat in Memorial Heights offers a perfect blend of comfort, convenience, and modern living. With its prime location and secure parking, it presents an excellent opportunity for anyone looking to settle in a vibrant and well-connected area. Do not miss the chance to make this lovely flat your new home.

### COMMUNAL SECURITY DOOR TO:

Communal areas, lift to all floors

### ENTRANCE HALL

Entrance door, wood strip style flooring, wall mounted electric heater, built-in storage cupboard, further built-in cupboard with drawers below.

### LOUNGE 16'1" x 11'4" (4.90 x 3.45)

Double glazed door to Juliette Balcony, two electric heaters, wood strip style flooring, part open to:

### KITCHEN 9'5" x 6'6" (2.87 x 1.98)

Base and wall units, working surfaces, cupboards and drawers, built-in oven with electric hob and canopy extractor fan over, one and half bowl stainless steel sink top with mixer tap, part tiled walls, matching front to integrated dishwasher, spotlights to ceiling.

### BEDROOM ONE 12'2" x 10'0" (3.71 x 3.05)

Extensive range of fitted wardrobes with matching bedside tables, chest of drawers, corner niches and glazed shelving with overhead storage cupboard, double glazed window to front, wall mounted electric heater, door to:

### ENSUITE SHOWER ROOM

Tiled shower cubicle with thermostatically controlled shower unit, pedestal wash hand basin, low level wc, part tiled walls, extractor fan, heated towel rail, wall mounted bathroom cabinet with adjacent inset wall mounted mirror.

### BEDROOM TWO 11'9" x 7'5" (3.58 x 2.26)

Double glazed window, wall mounted electric heater.

### BATHROOM

Panel enclosed bath with mixer tap, shower attachment and glazed side screen, pedestal wash hand basin, low level wc, tiled walls, wall mounted bathroom cabinet with adjacent inset wall mounted mirror, heated towel rail, extractor fan.

### PARKING

Allocated underground parking space.

### LEASE

102 years remaining

### GROUND RENT

£200 per annum

### SERVICE CHARGE

£1,700 per annum

### COUNCIL TAX

London Borough of Redbridge - Band C

### 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.

### AGENTS NOTE (LEASE ETC)

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

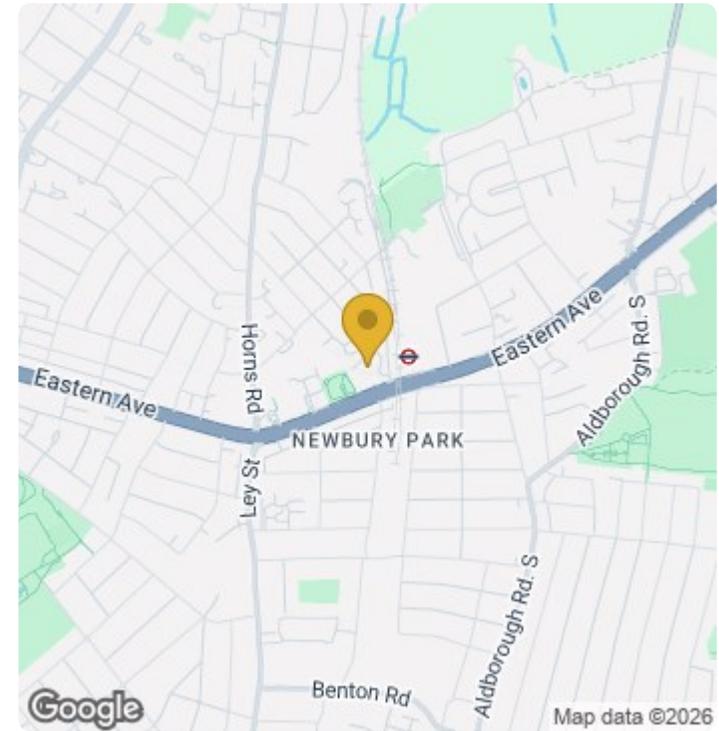


GROUND FLOOR  
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 669 sq.ft. (62.1 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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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