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Youngs Road
Newbury Park, Essex IG2 7LF
Price £215,000

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A well-presented one bedroom first floor flat offered to the market chain free and with the benefit of a long lease, making this an ideal purchase for first time buyers and investors alike. The accommodation comprises a bright open plan lounge/kitchen, a genuine double bedroom, bathroom and useful built-in storage, together with an allocated communal parking space. Situated in popular Aldborough Hatch, the property is well placed for Newbury Park (Central Line, Zone 4) and Barkingside underground stations, with Newbury Park bus station and the A12 Eastern Avenue providing fast links to the City, the North Circular, M11 and M25. Everyday shopping, cafés and independents are close at hand on Newbury Park Broadway and Barkingside High Street, with Gants Hill and Ilford town centre a short drive away, while Fairlop Waters Country Park, Valentines Park and King George Hospital are all within easy reach. The area is well served for schooling, with Aldborough Primary and William Torbitt Primary nearby and Oaks Park High School, Beal High School and Ilford County High School all serving the locality. With comparable one bedroom flats in the immediate area achieving in the region of £1,400 pcm, the property offers an attractive gross yield and would suit an investor seeking a low-maintenance, ready-to-let addition to a portfolio. Early viewing is strongly recommended.

COMMUNAL ENTRANCE HALL

Stairs to all floors, security entry door with intercom

ENTRANCE HALL

Entry phone system, access to loft space, doors to:-

RECEPTION/ DINING ROOM 19' x 14'5" (5.79m x 4.39m)

Two light double glazed window, fire place surround, door to airing cupboard, electric radiator

KITCHEN 6'11" x 5'11" (2.11m x 1.80m)

Wall and base units, stainless steel sink top unit with mixer tap, space for cooker, plumbing for washing machine, tiled splash back. open to reception room

BEDROOM 12'10" x 10'6" (3.91m x 3.20m)

Double glazed window, door to wardrobe

BATHROOM 6'11" x 6'11" (2.11m x 2.11m)

Panel enclosed bath with mixer tap and shower over, pedestal wash hand basin, low level w/c, tiled walls and extractor fan.

COMMUNAL PARKING

LEASE

Approx 145 years

SERVICE CHARGE

£337.50 paid quarterly

GROUND RENT

Nil

COUNCIL TAX

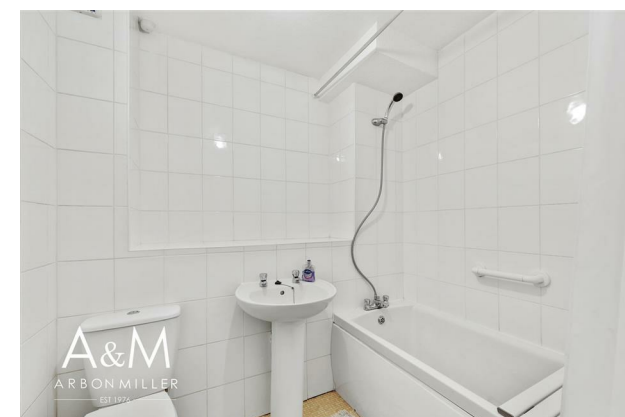
London Borough of Redbridge - BAND B

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.



Hastingwood Court IG2

Approx. Gross Internal Area 500 Sq Ft - 46.45 Sq M



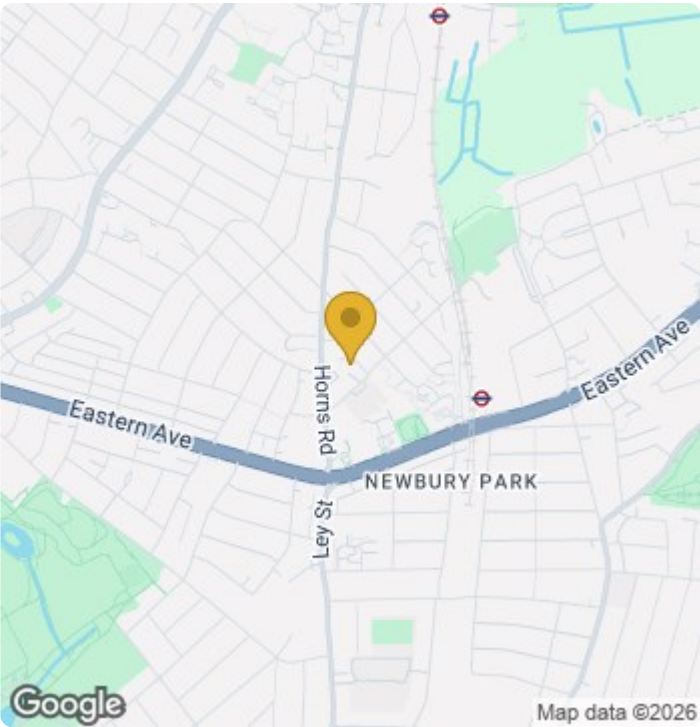
First Floor

Floor Area 500 Sq Ft - 46.45 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 18/8/2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

