



Geoffrey Court, Ethelbert Gardens, Ilford, Essex, IG2 6UL

Offers In Excess Of £324,995 Leasehold

NO CHAIN!!! Two bedroom ground floor apartment located just a 2 to 5-minute walk from Gants Hill Underground Station (Central Line), allowing direct commutes into Central London (e.g., Liverpool Street) in under 30 minutes. Local amenities & green spaces, everyday conveniences, situated in the heart of Gants Hill residents have immediate access to local shops, restaurants, gyms, and cafes. The expansive and scenic grounds of Valentines Park are within easy walking distance, offering a boating lake, tennis courts, and walking trails. The flat has recently been refurbished and offers gas central heating, double glazing and new carpets throughout. French doors from the lounge open out to a communal garden.

TELEPHONE OR EMAIL TO ARRANGE A VIEWING.

Hallway

2'10" x 6'1" (0.87 x 1.86)

Kitchen

12'11" x 6'5" (3.96 x 1.97)

Shower Room

7'5" x 5'7" (2.28 x 1.71)

Living Room

14'0" x 14'11" (4.29 x 4.57)

Bedroom

12'6" x 9'4" (3.82 x 2.87)

Bedroom

9'4" x 8'3" (2.87 x 2.54)

Disclaimer

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of an offer or contract. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer cannot assume any information is correct. Photographs of the interior of the property are given purely to give an indication of décor, style etc., and does not imply that any furniture/fittings etc., are included.





