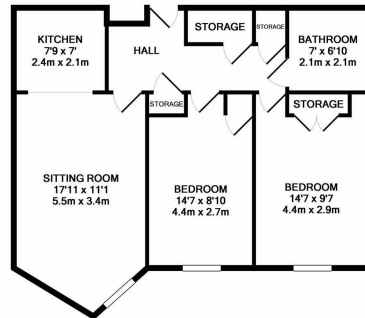


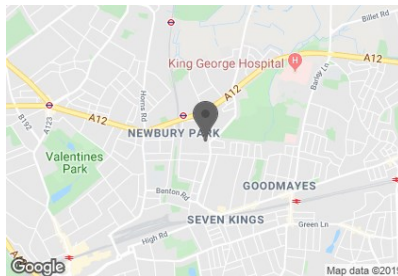
Flat

Brancaster Road IG2

£195,000



TOTAL APPROX. FLOOR AREA 654 SQ.FT. (60.8 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix (2019)



There are good amenities close by, including Seven Kings Park and Ilford town centre, which is a short bus journey away. Newbury Park Station is within close proximity.

The apartment is in excellent condition and has a spacious and light sitting room. There is a fully fitted kitchen, with an electric hob and oven. There are two double bedrooms and a large bathroom with a walk-in shower. The hallway of the apartment is wide and welcoming and ample storage can be found throughout.

There is also an en-suite guest room available in the block for short-term bookings at a small daily charge.

The block is warden assisted and there is an emergency call service provided by Redbridge Lifeline within the apartment for any periods when the warden is off duty.

There is lift access to all 3 floors. Communal areas include some lovely gardens, a lounge and a conservatory for residents to socialise and have guests.

Age restrictions apply: Residents must be over the age of 60 if single and if in a couple one person in the couple must be over the age of 60 and the other must be over the age of 55.



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ENERGY AND EFFICIENCY RATING

Energy Efficiency Rating		Current	Potential
How energy efficient is your property?			
101 kWh A			
91 kWh B			
81 kWh C		73	76
71 kWh D			
61 kWh E			
51 kWh F			
41 kWh G			
Minimum efficient - Higher energy costs			
England & Wales		EU Directive 2002/91/EC	

