



Fenman Gardens Ilford, IG3 9TP

Edward Chase is delighted to present to the residential sales market this purpose built fabulous top floor 1 bedroom flat in Fenman Gardens, Goodmayes. This flat is in a prime location only 0.2 miles to Goodmayes Station (Crossrail Zone 4) offering an ideal position to any commuters travelling into Central London & Essex. An unbelievable long-term lease of 975-year lease remaining makes this flat attractive to all first-time buyers or investors searching for a great investment yield. As you enter the flat you will notice a bright and airy reception room to the right, a forward-facing bathroom and entrance to the master bedroom and kitchen to the left. The flat has an internal entry phone system via a communal entrance and internal post boxes. The kitchen has a range of wall units with an electric hob and electric oven plus white goods. The bedroom is a large double room with ample storage facilities. The bathroom is semi tiled and has a newly fitted 3-piece suite. The flat has a mix of



- Opportunity To Purchase This 1 Bedroom Flat With A Rear '975' Year Lease Remaining
- The New Owner Will Have The Benefit Of A Private Parking Bay
- EPC Rating D, Council Tax Band: B, London Borough Of Redbridge
- This Flat Is Located 0.2m From Goodmayes Station (Crossrail Zone 4) With Links Straight Into Central London In 20 Minutes
- Economy7 Heating System Throughout, Double Glazed Windows, No Gas In Building
- Property Is A Great Investment With A Potential Rental Yield Of £1000 Per Month

Offers in Excess of £199,995

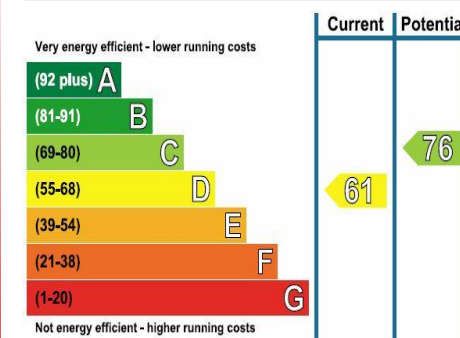
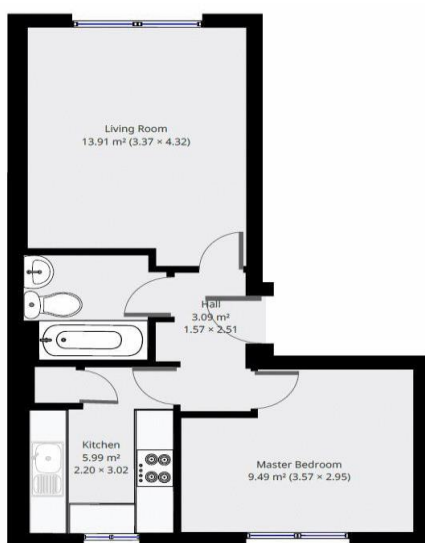
Fenman Gardens

Ilford, IG3 9TP

Offers in Excess of £199,995

Edward Chase is delighted to present to the residential sales market this purpose built fabulous top floor 1 bedroom flat in Fenman Gardens, Goodmayes. This flat is in a prime location only 0.2 miles to Goodmayes Station (Crossrail Zone 4) offering an ideal position to any commuters travelling into Central London & Essex. An unbelievable long-term lease of 975-year lease remaining makes this flat attractive to all first-time buyers or investors searching for a great investment yield. As you enter the flat you will notice a bright and airy reception room to the right, a forward-facing bathroom and entrance to the master bedroom and kitchen to the left. The flat has an internal entry phone system via a communal entrance and internal post boxes. The kitchen has a range of wall units with an electric hob and electric oven plus white goods. The bedroom is a large double room with ample storage facilities. The bathroom is semi tiled and has a newly fitted 3-piece suite. The flat has a mix of laminate flooring and carpets. This flat has an

Economy7 heating system which powers the radiators and centralized heating system, there is no gas in this building and includes double glazed windows. You will also be delighted to know this flat comes with one allocated parking bay. EPC rating C, Council tax band: B, London Borough of Redbridge. Financial information: Lease term remaining: 975 years approx. Service charge per annum: £1193.50 approx Ground rent per annum: £134 approx Edward Chase would recommend this flat has the potential to achieve £1000.00 per calendar month on the private rental market. Lettings Edward Chase estate agents tailor a bespoke, professional, ARLA accredited Lettings & Management service. If you would like a free appraisal to gauge the rental potential of your property or you are considering a buy to let purchase, please feel free to contact Sukhbir Basra, Branch Manager to arrange an



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.