



## Cranbrook Road Ilford, IG2 6SU

Edward Chase is ecstatic to present this one of a kind ground floor one bedroom flat located on the doorstep of Gants Hill Station (Central Line). This flat comes with a brand-new assigned lease of 160 years remaining along with the added benefit of £0 service charge and £0 ground rent contribution making this property unique in size, location, and lease situation. We feel this property would be ideal for a first-time buyer or an investor searching for a great return. This flat is positioned on Cranbrook Road and sits only 0.23m from Gants Hill Station (Central Line). The estimated walking time is approximately 3minutes making it convenient to commute in and out of Central London and Essex. Gants Hill is also home to numerous mainstream bus links and is a central hub for transportation links. The area has grown over the years and is regarded as the 'premier' vicinity of Ilford with its array of amenities, restaurants, shops and professional demographic.

- Spacious Ground Floor Flat Located 0.3m To Gants Hill Station (Central Line) Superb Location
- Property Comes with a Combination Boiler, Double Glazed Windows and Recently Refurbished Throughout
- 160 Year Lease Remaining, Zero Ground Rent, Zero Service Charges, Ideal First Time Home Or Investment
- Private Outdoor Patio Area, Large Garage with Private Parking
- Property Has Ample Storage Throughout with an Internal Touch Security Alarm

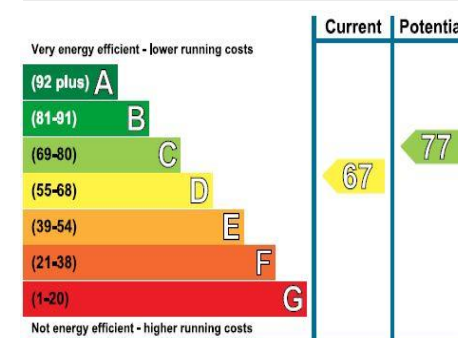
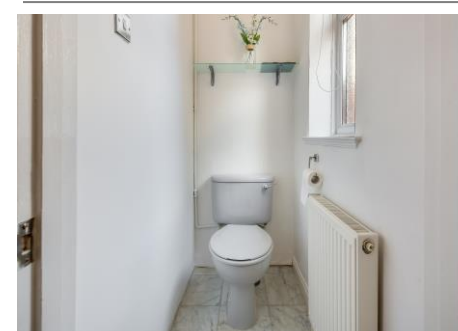
**Offers in Excess of £260,000**

# Cranbrook Road Ilford, IG2 6SU

Offers in Excess of £260,000

Edward Chase is ecstatic to present this one of a kind ground floor one bedroom flat located on the doorstep of Gants Hill Station (Central Line). This flat comes with a brand-new assigned lease of 160 years remaining along with the added benefit of £0 service charge and £0 ground rent contribution making this property unique in size, location, and lease situation. We feel this property would be ideal for a first-time buyer or an investor searching for a great return. This flat is positioned on Cranbrook Road and sits only 0.23m from Gants Hill Station (Central Line). The estimated walking time is approximately 3minutes making it convenient to commute in and out of Central London and Essex. Gants Hill is also home to numerous mainstream bus links and is a central hub for transportation links. The area has grown over the years and is regarded as the 'premier' vicinity of Ilford with its array of amenities, restaurants, shops and professional demographic. The flat is spacious and has several key benefits. From entry to exit, you will

notice the vast amount of natural light which floods each room and gives a sense of comfort. The entry L shape hallway opens access into the separate W/C and family bathroom, now they are separate rooms, however, can be easily converted into one larger bathroom. The kitchen is private and has a position for the combination boiler and several under counter appliances such as a dishwasher and washing machine, with a gas hob cooker and a number of cupboards the kitchen is great from a practical perspective. The rear patio entrance is via the kitchen and incorporates a private side exit. The reception room is huge with large bay windows, the master bedroom comes with fitted wardrobes and there is a spacious storage cupboard in the hallway. This property has a fitted alarm system throughout and windows are fitted with vertical blinds. The primary school catchment is Gearies Primary,



## 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.