



## Catherine Court Springfield Drive Ilford, IG2 6RH

Guide price: £230,000 - £240,000 Edward Chase presents to the residential sales market this newly refurbished ground floor apartment located only 0.5m from Newbury Park Station (Central Line). A rare 960 Year lease remaining makes this apartment a unique purchase for all first-time buyers or investors searching for style, convenience and location. This apartment is positioned in the heart of Newbury Park only a stone throw to the station. With ample amenities, schools & a large residential community Newbury Park is a modern-day hub for the professional resident. Numerous transportation links are available into central London & Essex with the A12, A406 and A13 all within a 5-10minute drive. Catherine Court is a peaceful residential community with several 1- & 2-bedroom apartments. The area is well maintained throughout the year and has a tranquil neighbourly feel. This apartment comes with a private allocated parking bay. Once you enter the

- 960 Year Lease Remaining, Low Service Charge, Nil Ground Rent, Excellent Long-Term Position
- Entire Apartment Has Been Recently Refurbished
- Great Location With Local Amenities & Newbury Park Station (Central Line)
- Ground Floor Spacious One Bedroom Apartment with Private Parking & Open Plan Reception
- Ample Storage Space With Electric Heating & No Gas
- Potential Rental Yield In The Region of £1100.00 Per Calendar Month

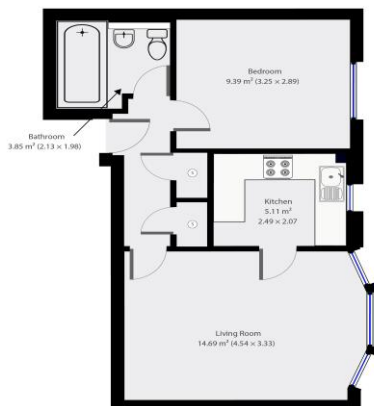
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airy space with an open plan layout and kitchen attached. To your left, you have the master 3 suite tiled bathroom and the master bedroom equipped with fitted wardrobes. This apartment has Econ7 heating with no internal gas and ample storage. This apartment comes with an EPC rating of D, which is now estimated to be C due to the installation of brand-new double-glazed windows. Council tax band: C, London borough of Redbridge. Lease information: Lease remaining: approx. long term 960 years remaining Service charge: approx. £1279 per annum Ground rent: N/A Tenure: Leasehold Rental yield: estimate £1100.00 per colander month 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



Energy Efficiency Rating		Environmental Impact Rating (CO <sub>2</sub> )	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
A (91-100)			A (10-15)
B (81-90)			B (16-20)
C (69-80)			C (21-25)
D (55-68)			D (26-30)
E (39-54)			E (31-35)
F (21-38)			F (36-40)
G (1-20)			G (41-45)
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2009/12/EC

## 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.