



## St. Peters Close, Ilford, IG2 7QL

### Offers in excess of £175,000

Sandra Davidson are pleased to present an opportunity to acquire a modernised, well maintained one bedroom ground floor flat situated on quiet road within Newbury Park. The property features a separate kitchen, lounge, bedroom, bathroom and communal gardens and is within walking distance to Newbury Park Central Line station as well as shops, schools and local amenities. The property can only be appreciated by an internal inspection and comprises:-

- One Bedroom
- Lounge
- Separate Kitchen
- Bathroom/w.c
- Long Lease
- Communal Gardens
- Double Glazed
- Walking Distance to Newbury Park Central Line Station





## ENTRANCE

Communal door with entry phone system, leading to own front door to entrance hall with tiled flooring, built-in airing cupboard, lights, telephone entry system, radiator, door to:-

## LOUNGE 5.33m x 3.30m (17'6" x 10'10")

Double Glazed windows to front, fitted carpet, Light, Radiator.

## BEDROOM 4.09m max into Cpbd x 3.05m max (13'5" max into Cpbd x 10'0" max)

Double glazed window to rear with radiator, fitted carpet, fitted wardrobes with sliding doors.

## BATHROOM 2.07m x 1.93m (6'9" x 6'4")

White suite comprising panelled bath with shower over, low level w.c, wash hand basin, tiled walls and floor, radiator.

## KITCHEN 2.89m x 2.89m (9'6" x 9'6")

Fitted wall and base units, work surface, single bowl single drainer sink unit with tiled splash back, plumbing for washing machine, double glazed window to rear, partly tiled walls, freestanding hob and oven, tiled flooring.

## EXTERIOR

Communal gardens and communal parking

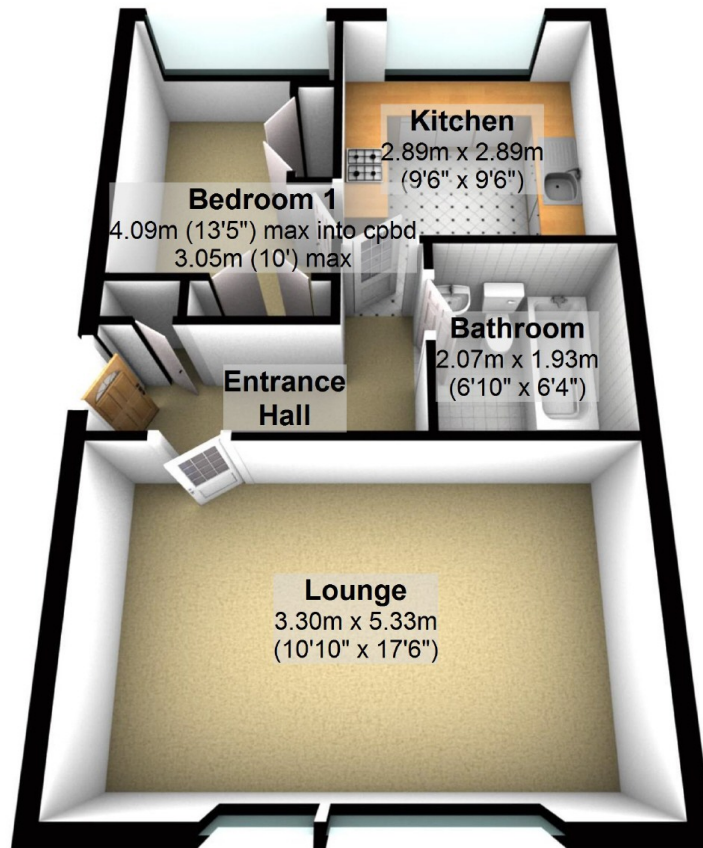






## Ground Floor

Approx. 45.6 sq. metres (491.0 sq. feet)



Total area: approx. 45.6 sq. metres (491.0 sq. feet)

This plan is for illustration purposes only and may not be representative of the property Plan created by Sandra Davidson Estate Agents [www.sandradavidson.com](http://www.sandradavidson.com)  
Plan produced using The Mobile Agent.