



Park View Court, Ilford, IG2 7EQ

Asking price £159,995

Sandra Davidson are pleased to present an opportunity to acquire a two bedroom retirement apartment for residents over the age of 60. This well presented ground floor apartment features two bedrooms, fitted kitchen/lounge with built in appliances, views into the communal gardens and bathroom suite with a shower. Further facilities include a lift, communal living rooms, emergency assistance, on site warden and laundry room. This property can only be appreciated by internal inspection and comprises:-

- Retirement Apartment
- Two Bedroom
- Lounge/Kitchen
- Fitted Tiled Bathroom
- Communal Living Rooms
- Communal Gardens
- Laundry Room
- Emergency Assistance
- Ground Floor





COMMUNAL ENTRANCE

Via communal door with entry phone system, to communal entrance with stairs and lift, hallway with own door to;

ENTRANCE HALLWAY

With fitted carpet, light, electric storage heater, fitted storage cupboard housing fuseboard, fitted storage cupboard housing water tank, further storage cupboard, pull cord panic alarm, door to;

LOUNGE AREA 4.75m x 3.44m (15'7" x 11'3")

Double glazed windows to rear, double glazed french doors to communal garden, wall mounted lights, storage heater, timber fire surround with inset electric fire, walk through to :-

KITCHEN AREA 2.37m x 2.11m (7'9" x 6'11")

Fitted wall and base units, work surface, integrated electric hob with extractor hood over, integrated electric oven, plumbing for washing machine, space for fridge/freezer, dishwasher, single bowl single drainer stainless steel sink unit, tiled walls, vinyl flooring

BEDROOM ONE 4.30m max x 2.75m max into Cpbd (14'1" max x 9'0" max into Cpbd)

Double glazed window to rear, fitted carpet, electric storage heater, fitted wardrobes, bedside tables and headboard, pull cord panic alarm.

BEDROOM TWO 3.71m x 2.46m (12'2" x 8'1")

Double glazed window to rear, fitted carpet, electric storage heater, fitted storage, wall mounted lights.

BATHROOM 2.13m x 1.75m (7'0" x 5'9")

Suite comprising panelled bath with shower screen and shower attachment low level w.c, hand wash basin inset in vanity unit, fitted carpet, fully tiled walls, extractor fan, electric storage heater.

ACCESS TO COMMUNAL LOUNGE

ACCESS TO COMMUNAL GARDENS

ACCESS TO LAUNDRY ROOM



Energy Performance Certificate

Flat 16 Parkview Court, 54, Brancaster Road, ILFORD, IG2 7EQ

Dwelling type: Ground-floor flat Reference number: 0258-4963-7232-3104-6930
 Date of assessment: 05 December 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 05 December 2014 Total floor area: 63 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,281
Over 3 years you could save	£ 135

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 186 over 3 years	£ 186 over 3 years	
Heating	£ 672 over 3 years	£ 537 over 3 years	
Hot Water	£ 423 over 3 years	£ 423 over 3 years	
Totals	£ 1,281	£ 1,146	You could save £ 135 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Rating	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor Insulation	£800 - £1,200	£ 134	Yes

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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Ground Floor

Approx. 59.5 sq. metres (640.2 sq. feet)



Total area: approx. 59.5 sq. metres (640.2 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
Plan produced using PlanUp.