



Royston Court, IG1 3SU

Offers in excess of £315,000

Sandra Davidson are pleased to present an opportunity to acquire an immaculately presented, good size, two bedroom first floor flat situated on a very popular road in Redbridge. The property features two bedrooms, large reception with own balcony, fitted kitchen, family bathroom and allocated parking. The property is within close walking distance to Redbridge Central Line station, shops and amenities and can only be appreciated by an internal inspection. The property is offered with a SHARE OF FREE HOLD and comprises:-

- First Floor Flat
- Two Fitted Bedrooms
- Large Reception
- Double Glazed
- Gas Central Heating
- Own Balcony
- Close to Underground Station
- Allocated Parking
- Share of Freehold





ENTRANCE

Via communal doors to communal entrance hallway with stairs leading to first floor communal landing with access to own personal utility cupboard.

Door to entrance hall with wood effect tiled flooring, light, radiator, opening to kitchen area. Door to:

LOUNGE 4.64m x 4.35m (15'3" x 14'3")

Double glazed window to front, radiator, fitted carpet, light, doors leading onto tiled balcony, door to lobby.

KITCHEN 3.14m x 2m (10'4" x 6'7")

Fitted wall and base units, work surface with tiled splash-back, four ring induction hob with extractor hood above, integral oven and grill, integral dish washer, one bowl stainless steel sink with drainer unit, double glazed window to rear, wood effect tiled flooring, spotlights inset to ceiling.

LOBBY

Fitted carpet, light, fitted store cupboard, doors to:

BEDROOM ONE 4.29m max into Cpb d x 2.87m (14'1" max into Cpb d x 9'5")

Double glazed window to front with radiator under, fitted cupboards, light, fitted carpet

BEDROOM TWO 3.48m max into Cpb d x 2.62m (11'5" max into Cpb d x 8'7")

Double glazed window to flank with radiator under, fitted cupboards, light, fitted carpet

FAMILY BATHROOM 2m x 1.57m (6'7" x 5'2")

Suite comprising bathtub with shower screen and shower over, wash hand basin inset to vanity unit, low level WC with hidden cistern inset to vanity unit, tiled flooring, tiled walls, chrome plated heated towel rail, wall mounted mirrored medicine cabinet with inset light, double glazed window to rear.

UTILITY CUPBOARD

With power and lighting, space and services for washing machine and dryer, work-surface, wall mounted boiler, metres and fuseboard.

EXTERIOR

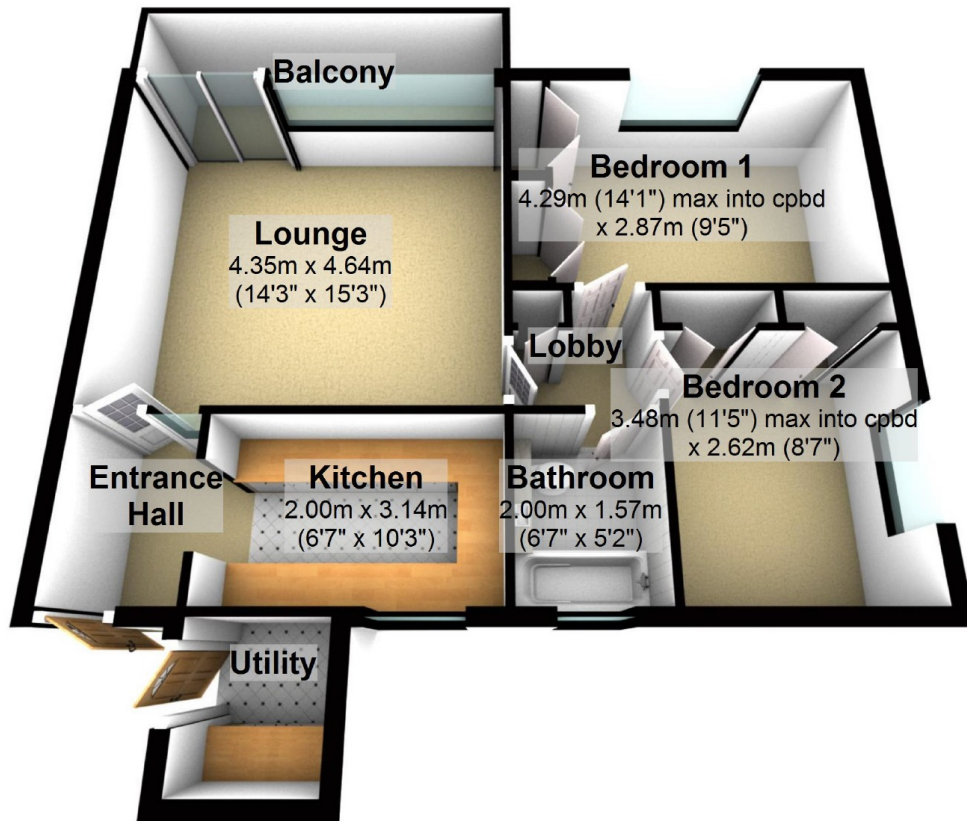
Communal gardens and Allocated parking





First Floor

Approx. 60.6 sq. metres (652.2 sq. feet)



Total area: approx. 60.6 sq. metres (652.2 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
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