



Romford Road, Manor Park, E12 5AD

Offers in excess of £299,995

Sandra Davidson Estate Agents are delighted to present this exciting brand new two bedroom, first floor duplex located on Romford Road. This modern contemporary property is ideally located for those needing access to Woodgrange Park underground Station for those wishing to commute to the City, London City Airport, Docklands, Canary Wharf. The accommodation comprises: open plan lounge kitchen living area, ground floor w.c, two bedrooms, family bathroom and private balcony. This impressive Flat is offered CHAIN FREE with a lease of 990+ years remaining and comprises:-

- 990+ Year Lease
- Two Bedrooms
- Duplex

- Open Plan Kitchen Lounge
- Very Well Presented
- CHAIN FREE

- Sought After Location
- Ideal For Investors and First Time Buyers!





ENTRANCE

Via communal entrance with stairs and lifts to first floor.

Partly glazed door to entrance hall with wood flooring, telephone entry system, doors to:

LOUNGE AREA 5.87m x 5.78m (19'3" x 19'0")

Wood flooring, double glazed windows to front, radiator, access to balcony, light, opening to:-

KITCHEN AREA 2.61m x 2.33m (8'7" x 7'8")

Fitted wall and base units, solid wood work surface, four ring gas hob with extractor fan above, one bowl stainless steel sink with drainer unit, space and services for washing machine, tiled walls and flooring, spotlights inset to ceiling.

WC

SECOND FLOOR LANDING

Fitted carpet, light, access to communal entrance hall

BEDROOM ONE 3.32m x 3.21m (10'11" x 10'6")

Fitted carpet, access to balcony area, light, radiator.

BEDROOM TWO 4.25m x 2.85m (13'11" x 9'4")

Fitted carpet, double glazed windows to rear, light, radiator.

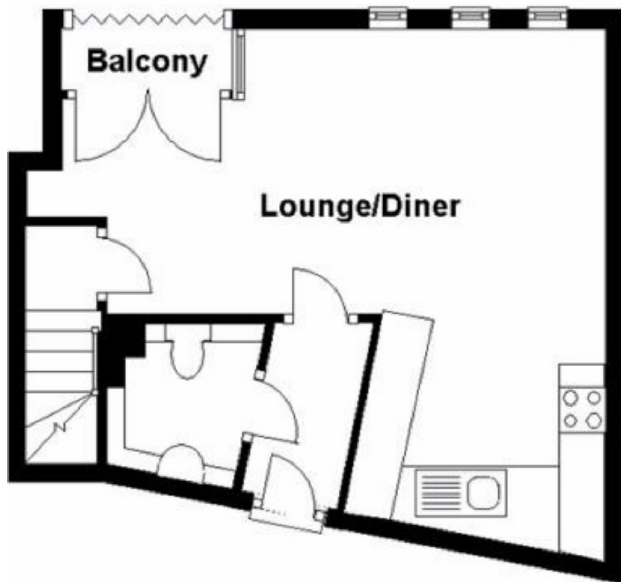
BATHROOM 2.48m x 2.06m (8'2" x 6'9")

Suite comprising of; bathtub, low level wc, wash hand basin inset to vanity unit, tiled wall, tiled flooring, extractor fan, light



First Floor

Approx. 331.1 sq. feet



Second Floor

Approx. 327.4 sq. feet

