

McRae's

Aldriche Way, Highams Park, London. E4 9LT

Super One Bedroom Ground Floor Flat!



Guide Price £195,000 Leasehold

An ideal opportunity for first time buyers and investors alike, we are delighted to offer the opportunity to purchase this super one bedroom purpose built ground floor apartment!

Representing fantastic value for money, the property is offered chain free and does require some finishing off but there is plenty of scope for potential buyers to put their own stamp on the internal decor!

The accommodation includes a useful security entry system, a bright and spacious lounge, a fantastic sized bedroom, together with a modern fitted kitchen and a contemporary bathroom!

There are communal gardens to enjoy, plus double glazed windows and gas central heating throughout!

Situated within walking distance to the myriad of local shops, schools, cafes and restaurants, as well as Highams Parks main line train station serving Liverpool Street!

Communal Entrance

Entrance to the block is via a communal corridor.

Hallway (9' 07" x 4' 0") or (2.92m x 1.22m)

The property has its own front door to the hallway that includes tiled flooring, a useful storage cupboard housing the hot water tank, with top boxes above. Access is gained to each room off.

Lounge (14' 03" x 11' 06") or (4.34m x 3.51m)

This bright and spacious lounge includes carpeted flooring, coved ceiling, single radiator, and a large double glazed window to the front elevation.

Kitchen (9' 09" x 9' 02") or (2.97m x 2.79m)

This nicely sized fitted kitchen incorporates tiled flooring, a large double glazed window to the side elevation, a selection of built in wall and base storage units, part tiled walls, plenty of neutral coloured work surfaces, space for a fridge freezer, an integrated 4 ring gas hob with an electric oven and overhead extractor fan, space and plumbing provision for a washing machine, tumble dryer and dishwasher. To the far side, there is a single sink unit with mixer tap next to a further cupboard that houses the electric meter.

Bedroom 1 (12' 0" x 11' 07") or (3.66m x 3.53m)

This fantastic sized double bedroom offers laminate flooring, a double glazed window to the rear elevation, a single radiator, together with some handy built in storage units.


Bathroom (6' 05" x 5' 05") or (1.96m x 1.65m)

Wooden door opens in to: tiled flooring, a double glazed frosted window to the side elevation, part tiled walls, a single radiator, a fitted bath unit with mixer taps together with a wall mounted wash hand basin with mixer tap and a low flush WC.

Communal Gardens

Situated at the rear of the block, there is plenty of outdoor space to enjoy some fresh air, as well as being able to dry the washing, with the aid of the useful rotary lines that have already been provided!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every care has been take to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of offer or contract. These Particulars are issued on the basis that all negotiations are conducted through McRae's Sales, Lettings & Management.

