



Farmview Court Bawdsey Avenue Ilford, IG2 7TL

Guide Price: £200,000 - £220,000 Edward Chase is delighted to present to the sales market this ground-floor, one-bedroom flat located in the ever-popular Newbury Park. Situated within a quiet residential neighbourhood, this property is an excellent choice for first-time buyers, those seeking a retirement home, or investors looking for strong long-term returns. Key features include: • Gas central heating • Combination boiler • Large double bedroom • Fitted wardrobes • Mixed flooring: part carpet, part laminate • Double-glazed windows • Private reception room • Part-tiled bathroom • Spacious kitchen with ample storage • Street parking • Private rear garden • Additional storage • Ground-floor position • Proximity to Newbury Park amenities and local schools Tenure & Lease Information: • Tenure: Leasehold • Lease remaining: Approximately 170 years • Ground rent: Peppercorn • Service charge: Approximately £1,200 per annum Please note: This property



- Ground-floor one-bedroom flat in popular Newbury Park
- Gas central heating and combination boiler and Double Glazed
- Private reception room leading into Kitchen
- Large bedroom with fitted wardrobes
- Spacious kitchen with ample storage
- EPC Rating C, Council Tax Band C, London Borough of Redbridge
- Quiet residential location ideal for first-time buyers or investors

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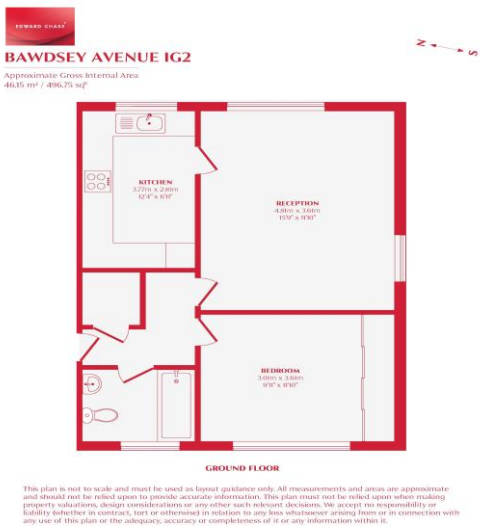
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Please note: This property does not include allocated parking. Rental Yield: Estimated

rental income: £1,350 per month

How to view this property: Please complete the online enquiry form by selecting 'email agent'. Once your full name, email and contact number is submitted to Edward Chase we shall register your interest. When our sales team have finalised a viewing date and time, they shall email you notification of the viewing schedule and will offer you the opportunity to confirm the viewing.

Letting & Selling Edward Chase estate agents tailor a bespoke, professional, ARLA accredited Lettings, Sales & Management service. If you would like a free property appraisal to gauge the rental potential, selling price or you are considering a buy to let purchase, please feel free to contact Sukhbir Basra, Branch Manager to arrange an appointment. Edward Chase estate agents specialize in Ilford, Redbridge, Seven Kings, Goodmayes, Chadwell Heath, Newbury Park, Barkingside,



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.