



BOWDEN  
BRADLEY



Flat 40, Memorial Heights Monarch Way  
, Gants Hill, IG2 7HR

**Asking price £300,000**



## Flat 40, Memorial Heights

, Gants Hill, IG2 7HR

Two Bedroom 4th Floor Apartment - Lift to all Floors - Underground Parking - Very Close to Newbury Park Station - Spacious Rooms - En Suite off Bedroom One - No Ongoing Chain.

Being offered with no ongoing chain, is this spacious two bedroom apartment located within this extremely popular development in Newbury Park, very near to Newbury Park Central Line station.

The home has the added benefit of secure, gated underground car parking as well as a lift to all floors. You also have the added benefit of an en-suite off the master bedroom, as well as a family bathroom.

For those who commute, Newbury Park Central Line offers direct access into London Liverpool Street in approx. 25-27 minutes.

Lease: Approx 104 years remaining

Service Charge: Approx £2796 per annum

Ground Rent: £200 per annum

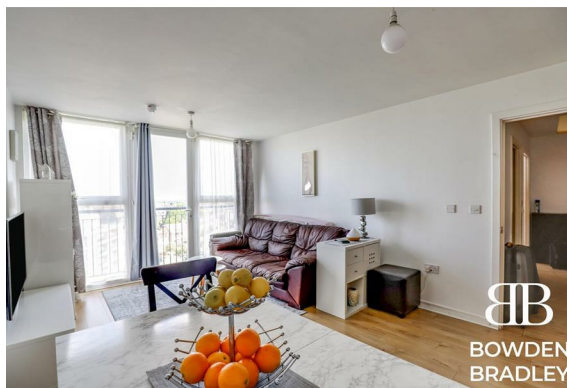
Front

Lounge  
16'4 x 11'7 (4.98m x 3.53m)

Kitchen  
9'6 x 6'6 (2.90m x 1.98m)

Bedroom  
11'9 x 7'7 (3.58m x 2.31m)

Bedroom  
14'0 x 9'7 (4.27m x 2.92m)





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Bathroom  
6'5 x 6'5 (1.96m x 1.96m)  
  
En-Suite  
8'10 x 6'6 (2.69m x 1.98m)  
  
Allocated Car Parking



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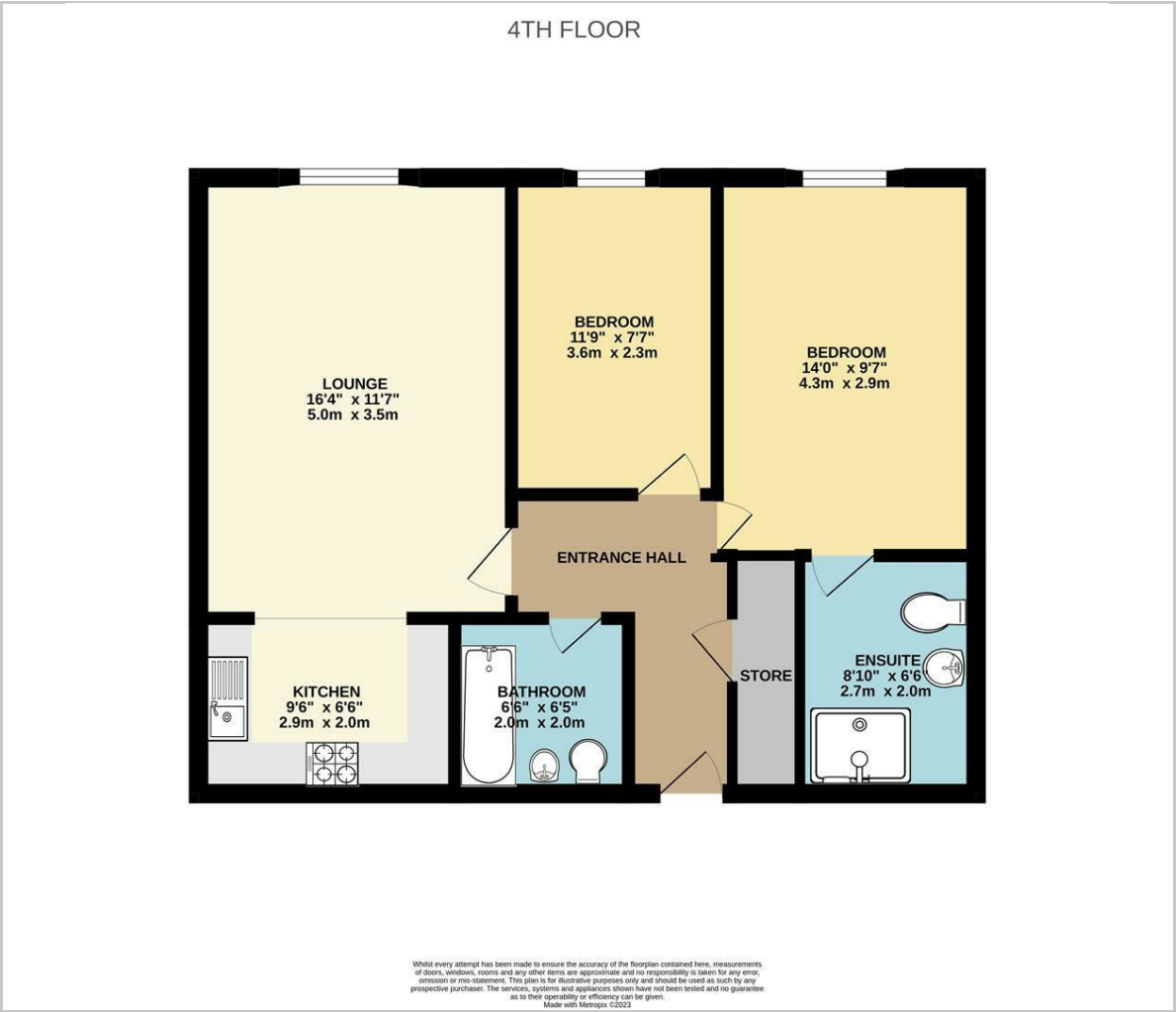


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Floor Plan



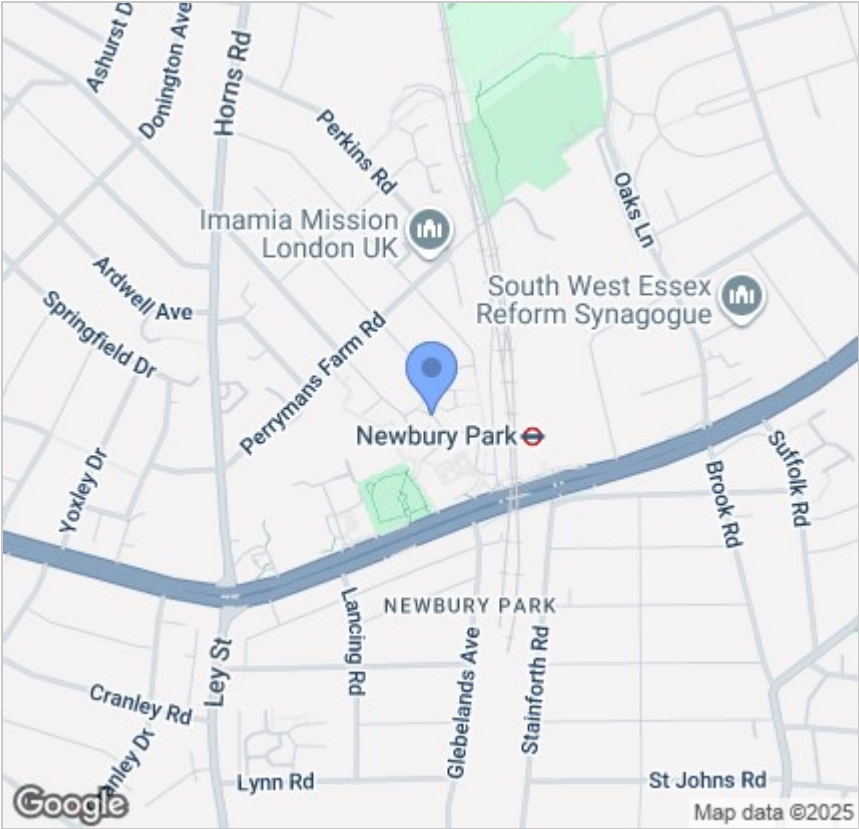
Viewing

Please contact our Bowden Bradley Office on 0208 0593 593 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

