



BOWDEN
BRADLEY



1 Marine Crescent
, Hainault, IG6 2FA

Price £250,000



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Guide Price £250,000 - £280,000

Nestled in the desirable area of Marine Crescent, Hainault, this charming first-floor flat offers a perfect blend of modern living and convenience. Built just eight years ago, the property boasts a contemporary design that is both stylish and functional.

As you enter, you are welcomed into a bright and airy open-plan living space, which is flooded with an abundance of natural light, creating a warm and inviting atmosphere. The layout seamlessly connects the living area to the kitchen, making it an ideal setting for entertaining guests or enjoying a quiet evening at home.

The flat features one well-proportioned bedroom, providing a comfortable retreat for relaxation. The bathroom is thoughtfully designed, ensuring both practicality and comfort.

One of the standout features of this property is the lovely balcony area, perfect for enjoying a morning coffee or unwinding after a long day. Additionally, the convenience of lift access enhances the ease of living in this modern flat.

Situated close to Hainault station, this property offers excellent transport links, making it an ideal choice for commuters. With its appealing location and contemporary amenities, this flat is a wonderful opportunity for those seeking a stylish home in a vibrant community. Don't miss the chance to make this delightful property your own.

Lease Remaining: 117 Years
Annual Service Charge: £1,212
Annual Ground Rent: £298

Bowden Bradley Estate Agents are the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.

Front

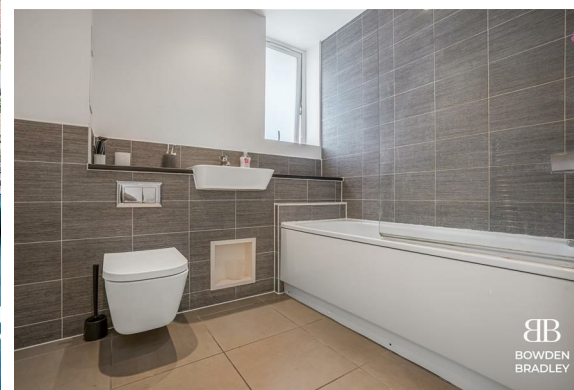
Hallway

Bathroom
6'7" x 7'1" (2.03 x 2.18)

Kitchen/Living Room
16'6" x 16'11" (5.05 x 5.18)

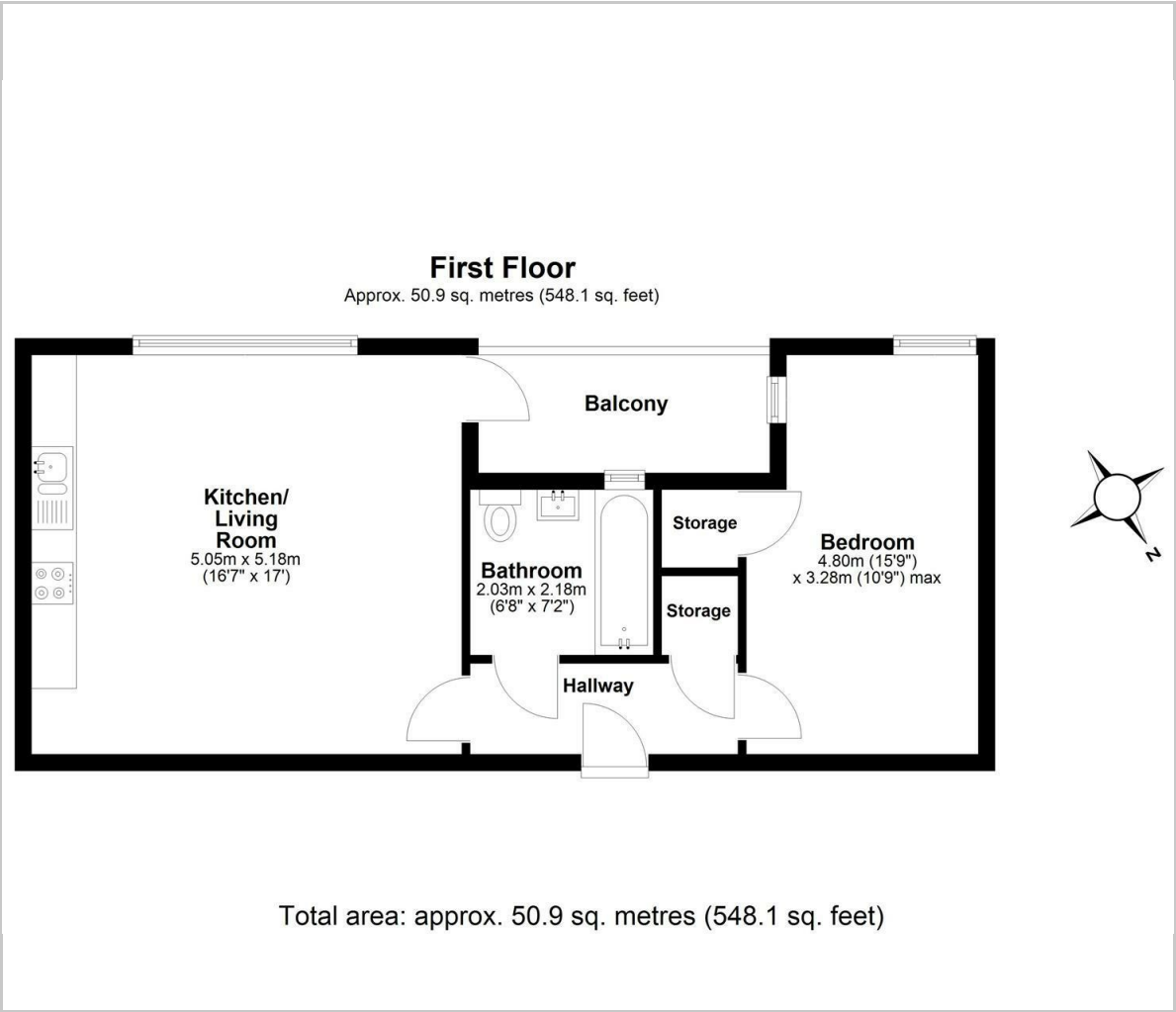
Bedroom
15'8" x 10'9" (4.8 x 3.28)

Balcony





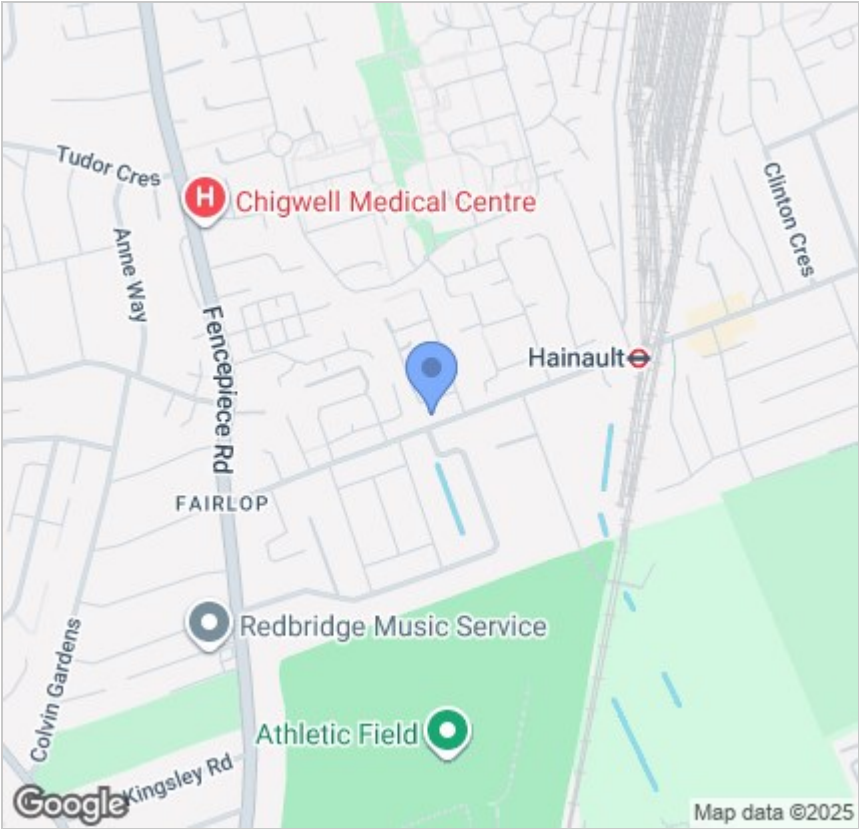
Floor Plan



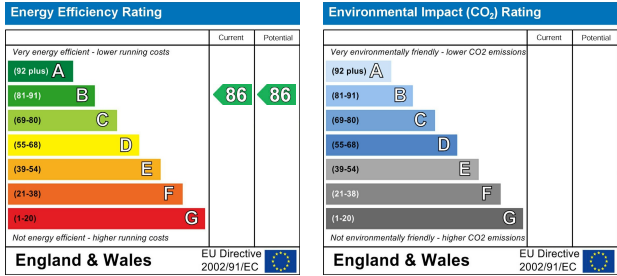
Viewing

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.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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