



BOWDEN
BRADLEY



53 Gateway Court Parham Drive
, Gants Hill, IG2 6LZ

Guide price £350,000



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Gants Hill, this immaculate two-bedroom apartment on Parham Drive offers a perfect blend of comfort and convenience. Situated within a gated development, this flat boasts a secure and tranquil environment, ideal for those seeking a peaceful retreat in the heart of the city.

The property features a spacious reception room, providing an inviting space for relaxation and entertainment. The two well-proportioned bedrooms are designed to offer a restful atmosphere, making it an ideal home for couples, small families, or individuals seeking extra space. The bathroom is well-appointed, ensuring all your daily needs are met with ease.

One of the standout features of this apartment is its long lease, providing peace of mind for future homeowners. The location is particularly sought after, with Gants Hill Station just a short walk away, offering excellent transport links to central London and beyond. This makes commuting a breeze for professionals and students alike.

In addition to its excellent transport connections, the area is rich in amenities. Residents will find a variety of shops, bars, and restaurants within easy reach, catering to all your lifestyle needs. Whether you fancy a leisurely stroll to the local café or a night out with friends, everything you need is conveniently close by.

This property is a rare find in a vibrant community, making it an excellent opportunity for anyone looking to invest in a home that combines modern living with accessibility. Don't miss your chance to view this exceptional apartment in Gants Hill.

Lease remaining: 232 years
Annual Service charge: £2836.76
Annual Ground rent: £250

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

Living Room/Kitchen
18'4" x 10'2" (5.61 x 3.10)

Bedroom
11'7" x 8'5" (3.54 x 2.57)

Bathroom
6'5" x 7'4" (1.96 x 2.24)

Bedroom
12'4" x 10'5" (3.76 x 3.18)



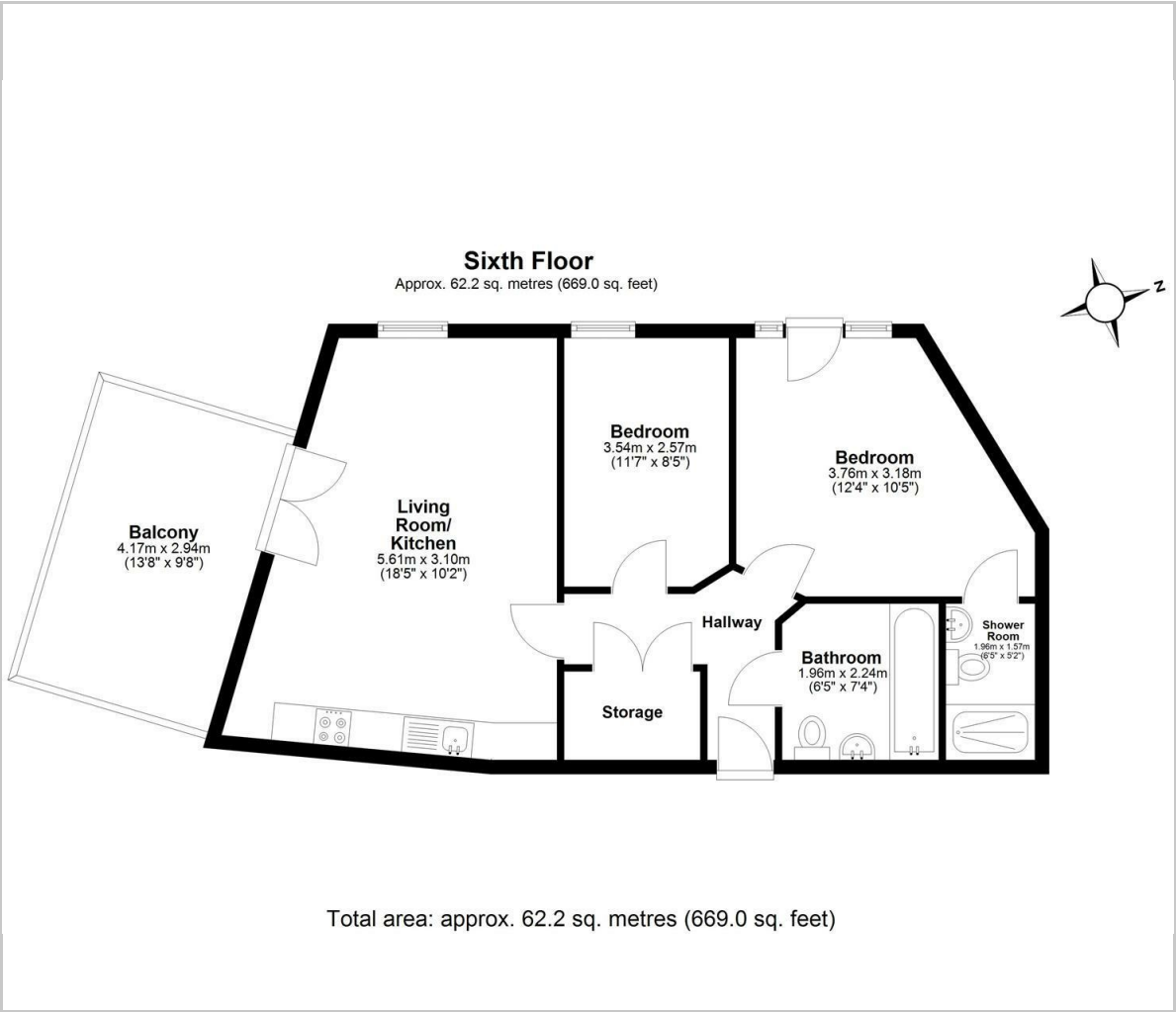


Shower Room
6'5" x 5'1" (1.96 x 1.57)

Balcony
13'8" x 9'7" (4.17 x 2.94)



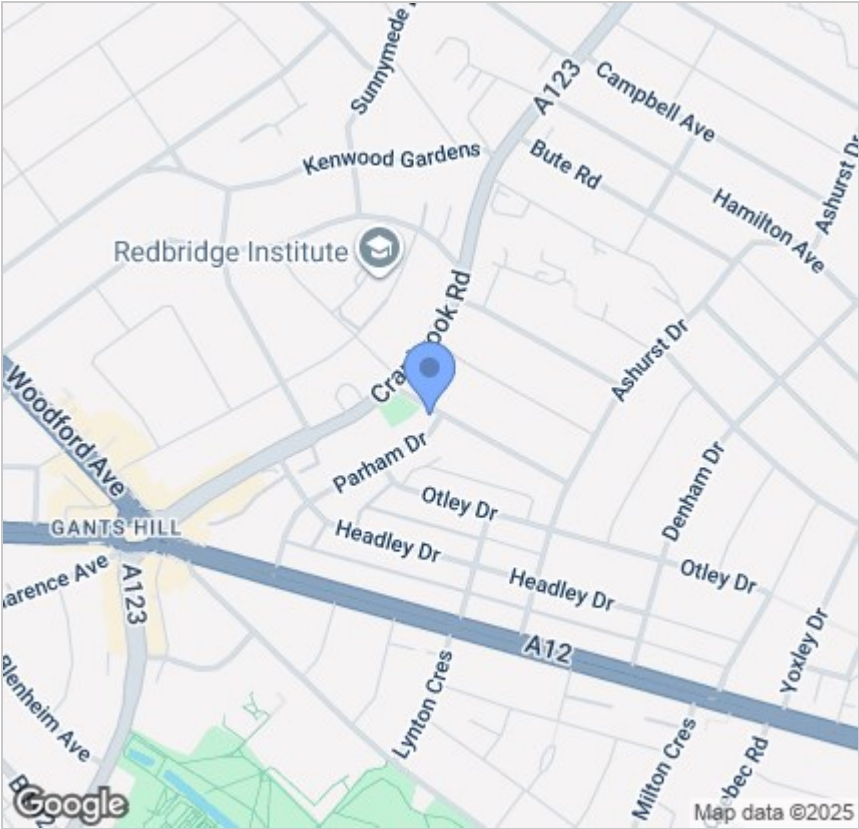
Floor Plan



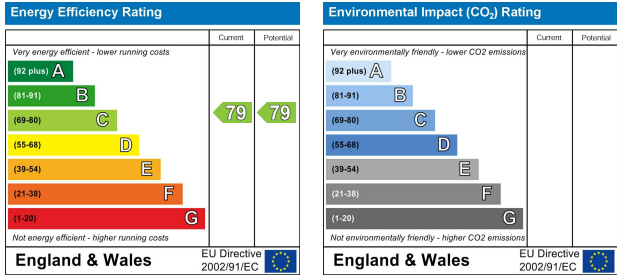
Viewing

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



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Bansal House Bracken Industrial Estate, 185 Forest Road, Hainault, Essex, IG6 3HX
Tel: 0208 0593 593 Email: info@bowdenbradley.co.uk