



Essex Road, Manor Park, E12 6QR Offers In The Region Of £350,000



**** TWO BEDROOM GROUND FLOOR FLAT WITH GARDEN IN MANOR PARK ****

OC Homes are delighted to present to the sales market, this charming two bedroom garden flat on Essex Road, Manor Park, E12. The property comes with a share of the freehold with no service charge to pay and is ideal for those looking for a property as a first time purchase, moments from East Ham Tube Station in a sought after location.

Accommodation comprises; a bright and spacious reception room, modern kitchen / diner, two double bedrooms and modern three piece bathroom suite, with a low maintenance private garden. The property is located by a number of local amenities on High Street North including shops, bars and restaurants and is walking distance to East Ham Station (District Line) and Manor Park Station (Elizabeth Line). With no service charge or ground rent to pay, this property is sure to attract a lot of interest. To arrange a viewing please call the OC Homes sales team now.

- GROUND FLOOR GARDEN FLAT
- TWO BEDROOMS
- SHARE OF FREEHOLD
- NO SERVICE CHARGE OR GROUND RENT
- LOTS OF LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- IDEAL FIRST TIME BUY
- SOUGHT AFTER LOCATION

Viewing

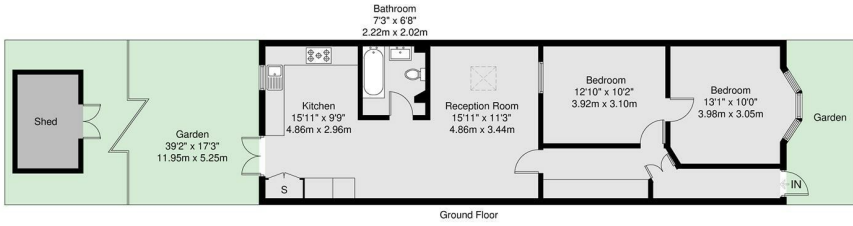
Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





Essex Road, E12

GROSS INTERNAL AREA
80.3 sq m / 864 sq ft



GROSS INTERNAL AREA (GIA)
The largest part of the property
80.3 sq m / 864 sq ft

TOTAL STORAGE SPACE
STORAGE AND WARDROBE (GIA)
0.7 sq m / 7 sq ft

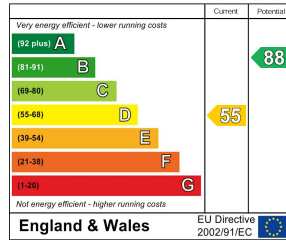
EXTERNAL STRUCTURAL FEATURES
Garden, Balcony, Terrace, Porch, etc.
62.7 sq m / 674 sq ft

RESTRICTED HEAD HEIGHT
LIMITED USE WITH UNDER 1.9m
0.0sq m / 0.0 sq ft

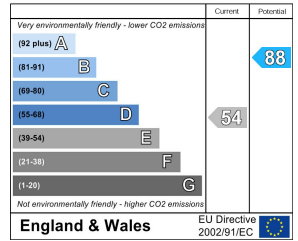
Maison VUE

Disclaimer - Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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