



**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE

Springgate House, Walton Road, London, E12 5BF | Guide Price £230,000 - £245,000  
Call us today on 0207 474 2345





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

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**Guide Price: £230,000 - £245,000**

**Located off Romford Road is this spacious ground floor modern apartment. The property benefits from a very good sized double bedroom, open plan lounge and kitchen, ample storage. There is also access to a communal garden and own private outdoor area. Situated within close proximity to Ilford town centre and train station.**

**LIVING AREA**

13'3" x 12'4"

Two double glazed doors to side and rear leading onto terrace, laminated flooring.

**KITCHEN AREA**

8'10" x 6'11"

Range of wall and base units, roll top work surface, sink and drainer, integrated oven and hob, extractor hood, laminated flooring.

**BEDROOM**

12'5" x 12'3"

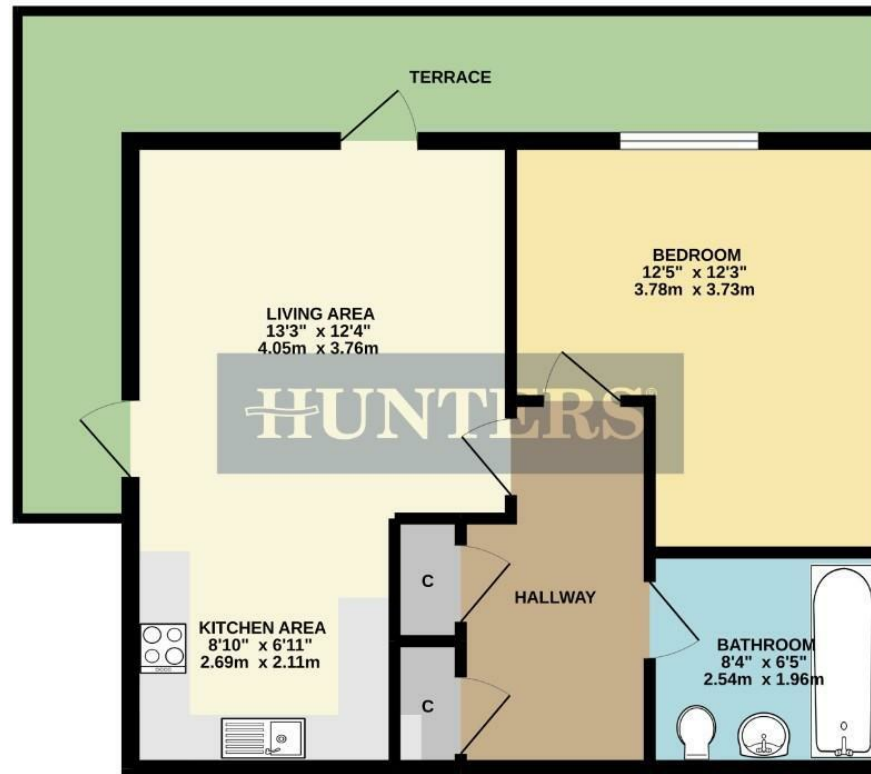
Double glazed window to rear, laminated flooring.

**BATHROOM**

8'4" x 6'5"

Three piece suite comprising of panelled bath with shower attachment, wash hand basin, low level w.c, partly tiled.

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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