

Sandra Davidson
ESTATE AGENTS

54 Brancaster Road, Ilford, IG2 7EQ

Offers In Excess Of £120,000

2 1 1 C


Panasonic

54 Brancaster Road

Ilford, IG2 7EQ

- EPC - C
- FIRST FLOOR
- GOOD STORAGE
- LIFT ACCESS
- CONCIERGE
- TWO BEDROOM FLAT
- GREAT CONDITION
- SHOWER ROOM
- COMMUNAL GARDEN AND LOUNGE
- 55 YEARS AND OVER

GUIDE PRICE £120,000 to £125,000

Welcome to this delightful two-bedroom retirement flat (55 years and older) located on Brancaster Road in Ilford. Situated on the first floor, this property offers a comfortable and secure living environment, perfect for those seeking a peaceful retirement.

As you enter, you will find a spacious reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The flat boasts two well-proportioned bedrooms, each offering ample storage space to accommodate your belongings. The shower is thoughtfully designed, ensuring convenience and comfort.

One of the standout features of this property is the communal lounge, where residents can socialise and enjoy various activities together. The well-maintained garden offers a serene outdoor space, perfect for enjoying the fresh air or tending to plants. Additionally, the on-site laundrette adds to the convenience of daily living.

This flat is in great condition, having been well cared for, and features a new showroom that enhances its appeal. With its thoughtful layout and excellent amenities, this retirement property is an ideal choice for those looking to enjoy a vibrant community while maintaining their independence.

Brancaster Road is conveniently located, providing easy access to local shops, transport links, and other essential services. This property truly represents a wonderful opportunity for a comfortable and fulfilling retirement lifestyle. We invite you to come and see for yourself the charm and convenience this flat has to offer.





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COMMUNAL ENTRANCE AND SERVICES	
ENTRANCE TO FLAT	
RECEPTION ROOM	15'7" x 11'3" (4.77m x 3.45m)
KITCHEN	7'4" x 6'9" (2.24m x 2.07m)
BEDROOM ONE	14'0" x 9'0" (4.28m x 2.75m)
BEDROOM TWO	14'0" 8'0" (4.28m 2.45m)
SHOWER ROOM	6'6" x 5'6" (2.00m x 1.70m)
STORAGE x 2	
EXTERIOR	
AGENT NOTE	

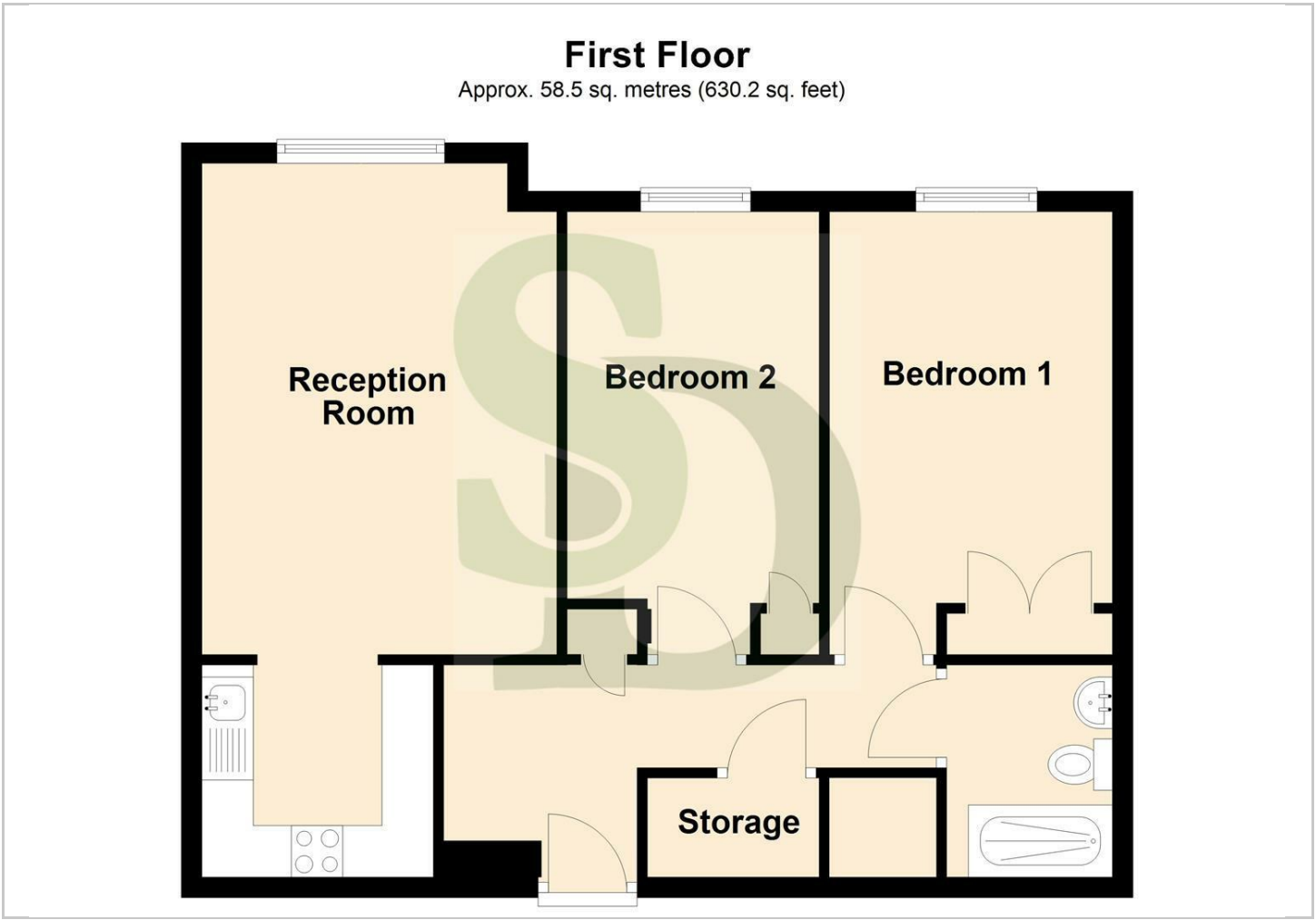


Directions

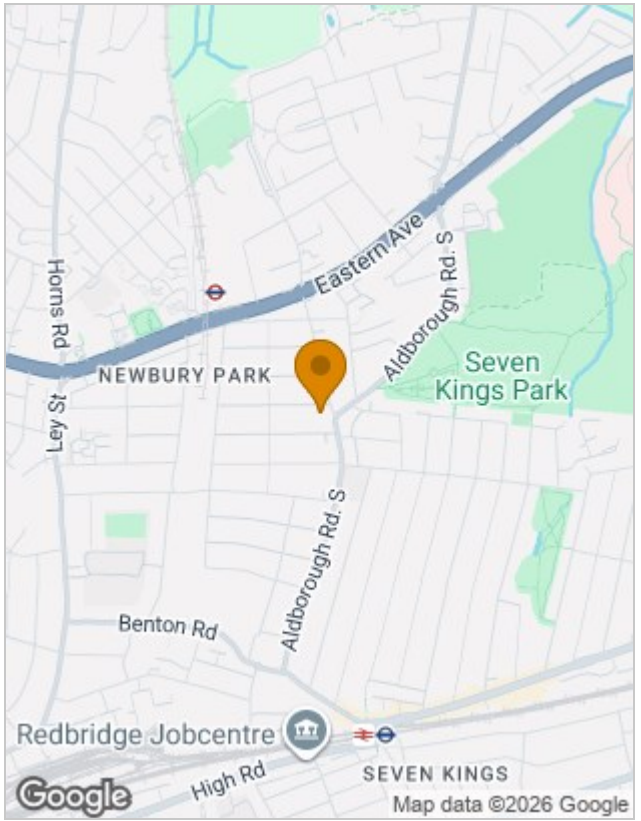




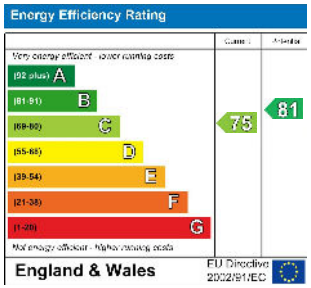
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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