



Academy Fields Road

Gidea Park



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Gidea Park
Guide Price
£425,000
Leasehold

- NO ONWARD CHAIN
- LOCATED WITHIN 0.8 MILES OF GIDEA PARK STATION
- STUNNING FIRST FLOOR TWO BEDROOM APARTMENT
- HIGH SPECIFICATION THROUGHOUT
 - EN-SUITE TO MASTER BEDROOM
 - ALLOCATED PARKING SPACE
 - GRADE II LISTED BUILDING
 - INCREDIBLE HIGH CEILINGS
 - CHURCH STYLE WINDOWS
 - COUNCIL TAX BAND: D

Lease Remaining: 103 years approx
Service Charge: £1600 Bi-annually
Ground Rent: £125 Bi-annually



COMMUNAL HALLWAY :

Stairs to the first floor. Door to:

ENTRANCE HALL :

Smooth ceiling, radiator, storage cupboard.

LOUNGE / DINER :

22'1 x 14'3.

Two windows to the front, smooth ceiling, two radiators.

KITCHEN :

14'3 x 7'8.

Window to the front, smooth ceiling, radiator, one and a half sink drainer unit with mixer tap, eye and base level units with Granite worksurfaces over, Whirlpool microwave, Indesit fridge / freezer, Whirlpool five ring gas hob with extractor over, integrated dishwasher, Hotpoint washing machine/ dryer, integrated oven, cupboard housing boiler.

BEDROOM ONE :

15'1 x 14'6.

Two windows to the front, smooth ceiling, radiator, fitted wardrobes.

EN-SUITE:

6'8 x 3'9.

Smooth ceiling, low level wc, sink unit with mixer tap, radiator, shower cubicle with a rainfall and hand held shower.

BEDROOM TWO :

14'5 x 6'8.

Window to the front, smooth ceiling, radiator.

BATHROOM :

6'9 x 5'6.

Smooth ceiling, pedestal wash hand basin with mixer tap, low level wc, bath with mixer tap and shower attachment.

FRONT OF PROPERTY :

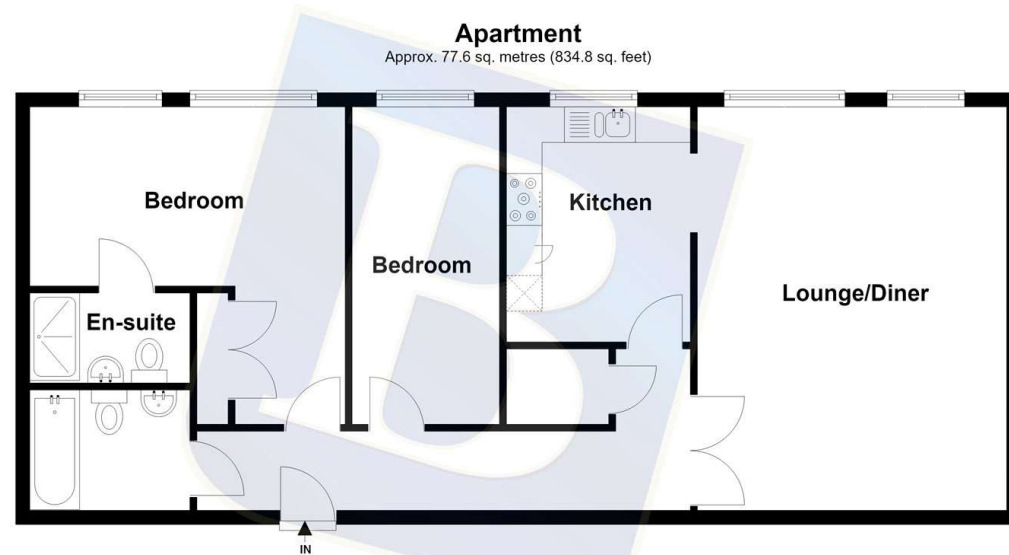
Allocated parking for one vehicle.

BUYERS INFORMATION PACK :

Please see below a link to the Buyers Information Pack / TA Forms:

<https://res.gazeal.co.uk/#/bip-docs?appid=8977985866aa1625dc7f766039532577>





This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.

Agents Aperture
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Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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