



SONAR HOUSE, HAINAULT, IG6

GUIDE PRICE £350,000 Leasehold

SSTC

Two Double Bedrooms | First Floor Apartment | One Allocated Parking Space | Private Balcony | Two Bathrooms | Large Open Plan Reception Room | No Onward Chain | Bright & Spacious Throughout | Close To Hainault Central Line Station

- Allocated Parking
- Close to Central Line station
- EWS1 compliant
- Private Balcony
- Two bathrooms
- Two Double Bedrooms
- Communal roof terrace

Guide Price: £350,000 - £360,000

Positioned on the first floor is this two double bedroom apartment which includes an allocated parking space.

The property comprises entrance hall with storage cupboard, open plan reception room with fully fitted kitchen, private balcony, master bedroom with en-suite shower room, second double bedroom with built-in wardrobe and main family bathroom.

The property offers an abundance of natural light having floor to ceiling windows in all principle rooms.

Additional features include video entry phone, fob access, lift and a communal roof terrace.

Sonar House forms part of the recently built New North Square development and is located within a short walk to Hainault Central line station.

Please note an employee of Alter&Cope Limited has personal interest in this property.

Tenure: Leasehold (118 years)

Ground Rent: £250 per year

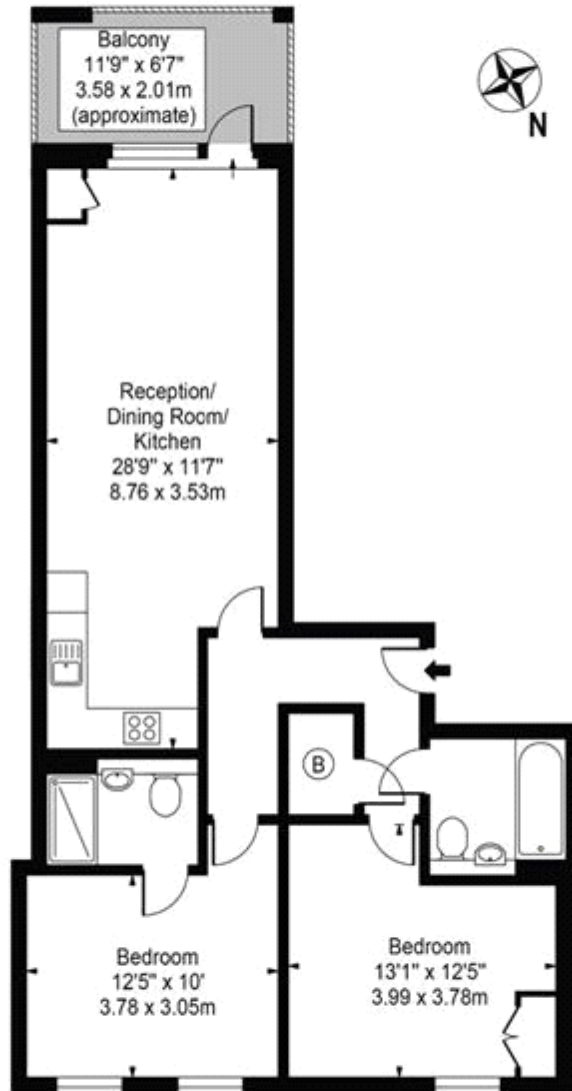
Service Charge: £1,919 per year



SONAR HOUSE, HAINAULT, IG6
GUIDE PRICE £350,000 Leasehold

Sonar House, Marine Crescent, IG6 2FA

Approx. Gross Internal Area 800 Sq Ft - 74.32 Sq M



First Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B		88	88
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.