

Bowers, Ayloffs Walk, Emerson Park, RM11

£400,000

Bedrooms: 2 | **Bathrooms:** 2 | **Receptions:** 1

Offered for sale with the distinct advantage of no onward chain, this two-bedroom ground floor maisonette, located in Ayloffs Walk, presents an excellent opportunity for prospective buyers seeking a convenient and peaceful lifestyle. Situated in a highly sought-after area, the property benefits from its proximity to Emerson Park Station, making it ideal for commuters. The property is also conveniently located for a selection of well-regarded local schools and nearby amenities.

Upon entering, you are greeted by an entrance hallway with a convenient storage cupboard. The kitchen is located to the front of the property, offering ample worktops and appliances such as fridge freezer, washing machine and dishwasher.

The hallway continues down where you will find a shower room on the left and bedroom two to the right. At the rear of the property is the principal bedroom, boasting an abundance of fitted wardrobes and an exceptionally large en-suite, complete with a bathtub, separate shower cubicle, W/C, and hand basin.

Also at the rear, the spacious lounge measures an impressive 19'7 x 12'7 and features French doors that open directly onto a private patio area, perfect for enjoying the outdoors.

Externally, residents can enjoy the peaceful and tranquil communal gardens, offering a lovely green space for relaxation. The property also includes a garage-en-bloc, providing valuable storage or parking solutions.

Viewing is highly recommended to fully appreciate the features, location, and potential of this desirable home.

According to the vendor:

Lease Length: 91 Years Remaining

Ground Rent: £240.76 P.A.

Service Charge: £2,590 P.A.

Heating: Gas central

Broadband: Broadband is not currently connected as the property is vacant; the previous supplier was understood to be Sky Broadband

Mobile Coverage: Reliable mobile phone reception

Sewerage: Connected to the mains sewer network













- No Onward Chain
- Two Bedroom Ground Floor Maisonette
- 921 Sq. Ft.
- French Doors Onto Patio
- Master Bedroom With En-suite
- Family Bathroom
- Garage-En-Bloc
- 91 Years Remaining on Lease
- Service Charge £2,590 p.a.
- Ground Rent £240.76 p.a.

In compliance with The Money Laundering Regulations 2017, we are legally obligated to verify the identity of all prospective purchasers. This process requires the review of valid photographic identification and an official proof of address.
Should your offer on a property marketed by Chalk Street Estates be accepted, you will be required to complete identity verification through our secure third-party provider, Blinc UK. A non-refundable fee of £15 per purchaser is payable in advance of the verification checks.
Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.








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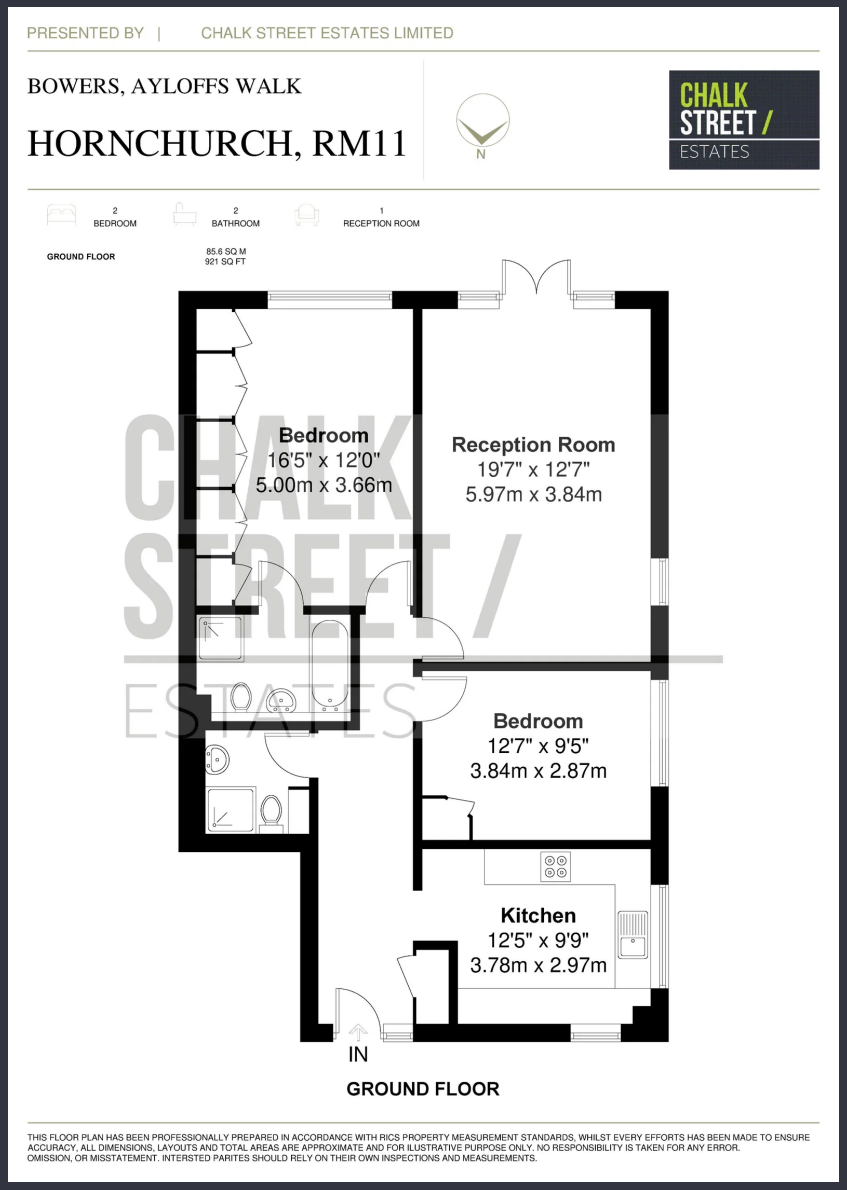

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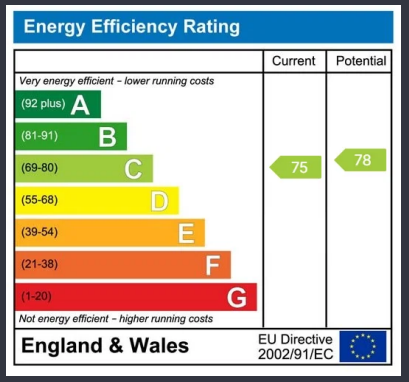

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