

PAYNE & Co



Catherine Court, Springfield Drive

Newbury Park

Guide Price £225,000

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This neutrally decorated one-bedroom flat is offered for sale on a share of freehold basis with a long lease of over 900 years and no onward chain. Situated on the ground floor in Ilford, the property benefits from newly laid carpets and lino, a modern separate kitchen and a modern shower room, along with an allocated parking space.

The flat is located within easy reach of Gants Hill and Newbury Park Underground stations, both on the Central line. Services from these stations run to Stratford in around 15 minutes and to Liverpool Street in approximately 25 minutes, providing access to the City and wider transport connections. Local bus routes offer further links across Ilford and surrounding areas.

Ilford benefits from a range of local amenities, including supermarkets, independent shops and cafés along the nearby high streets. For outdoor space, Valentines Park is accessible by a short drive or bus journey, offering open green areas, walking routes and leisure facilities.

There are several schools in the wider Ilford area, providing options for different age groups and needs. The combination of transport links, local amenities and nearby parks makes this flat suitable for first time buyers and investors seeking a property in a well-connected East London location.

Leasehold Information: Term of Lease: 999 years from 1 January 1980 (approximately 952 years remaining). We have been advised by the vendor that the service charge is £135 per month, no ground rent and the buildings insurance is approximately £TBC per annum. Prospective purchasers are advised to verify these details via their legal representative.

London Borough of Redbridge

Tax Band C – £2,039.63 per annum (2026/2027)

Tenure: Share of Freehold

EPC Energy Efficiency Rating: E

- Ground floor one-bedroom flat
- Share of freehold
- Allocated off-street parking space
- Over 900-year long lease
- No onward chain sale
- Modern separate fitted kitchen
- Modern shower room
- Near Newbury Park Underground station



Reception

10' 11" x 13' 9" (3.33m x 4.19m)

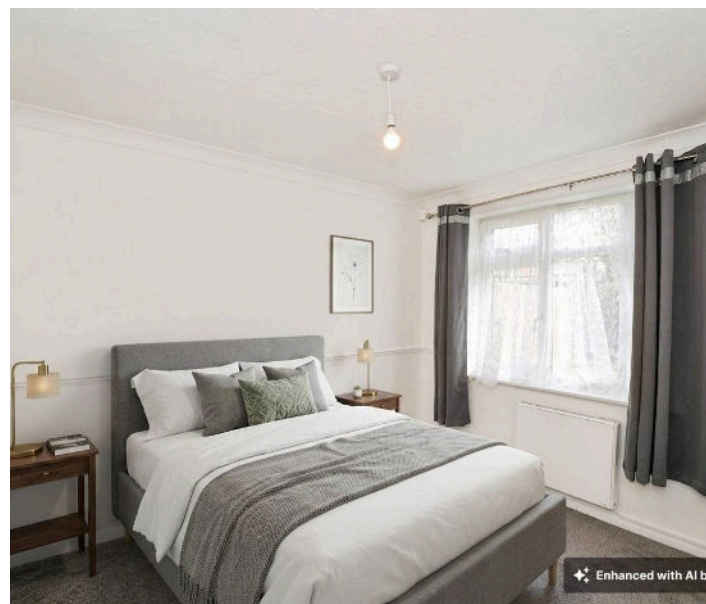
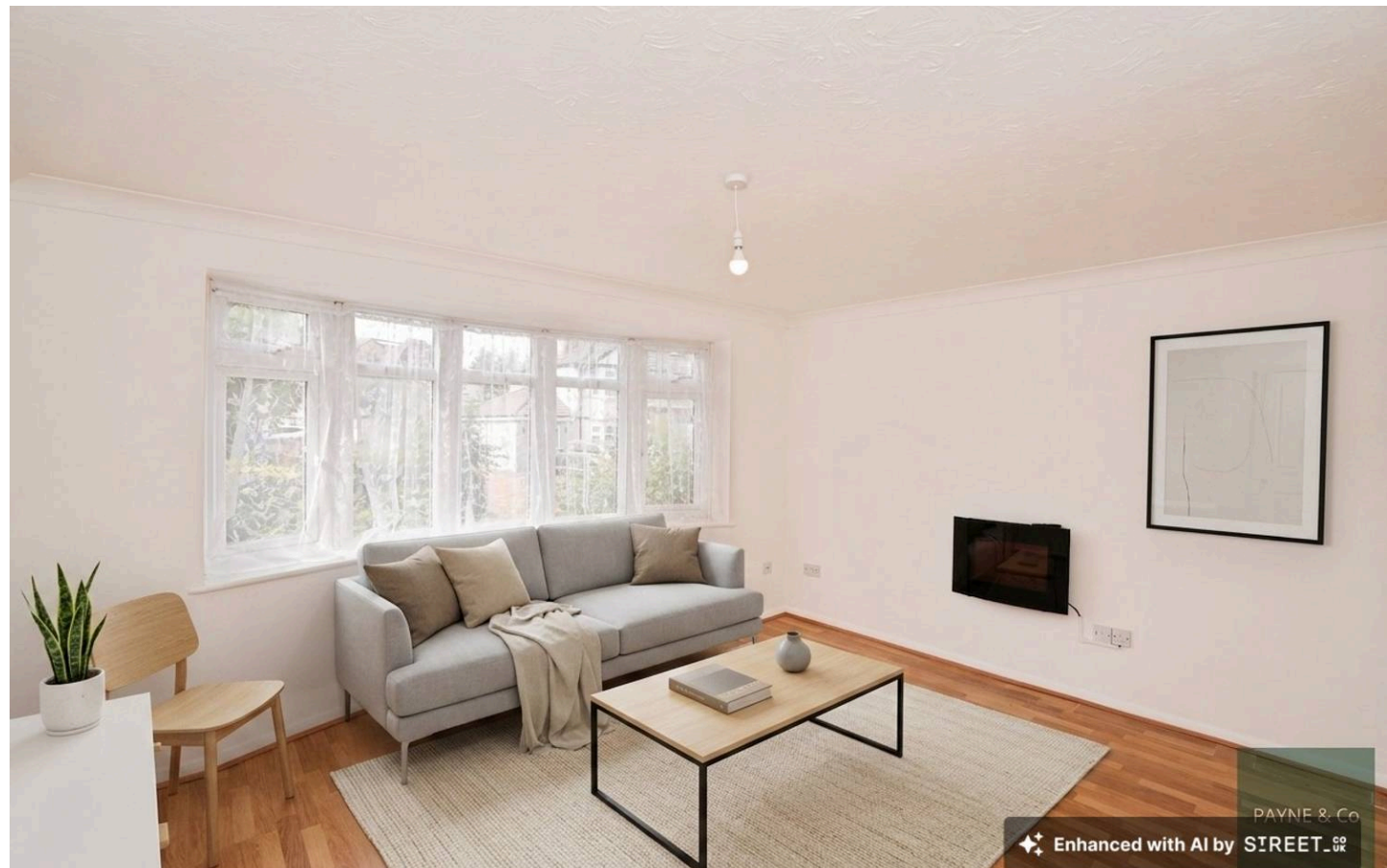
Bedroom

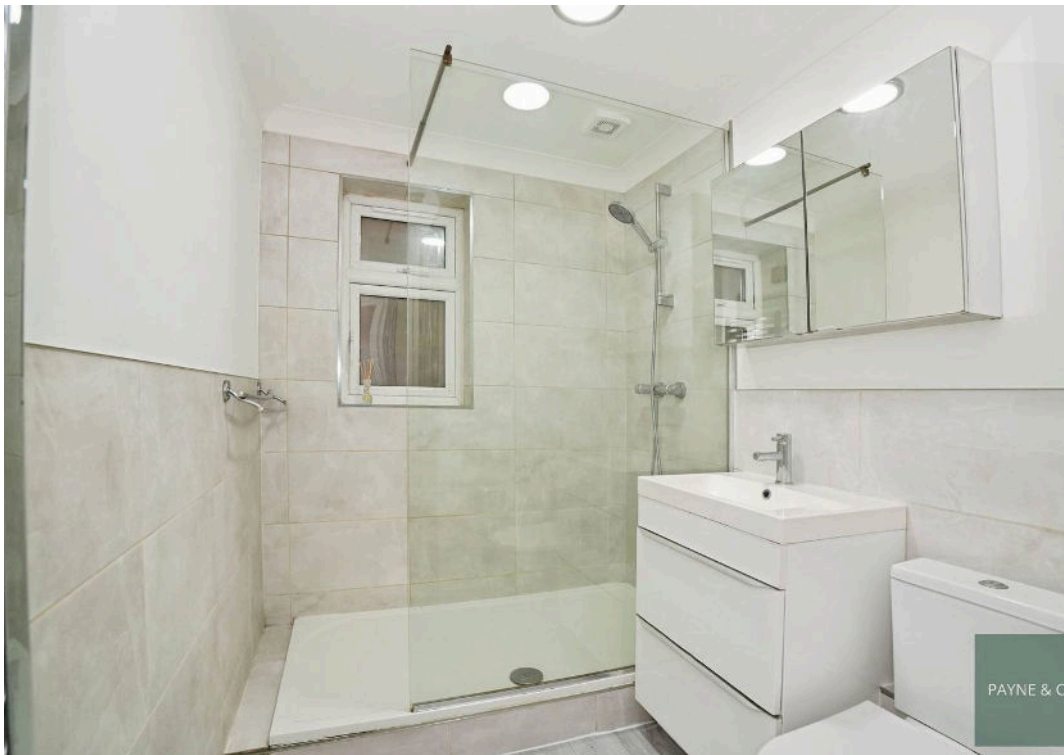
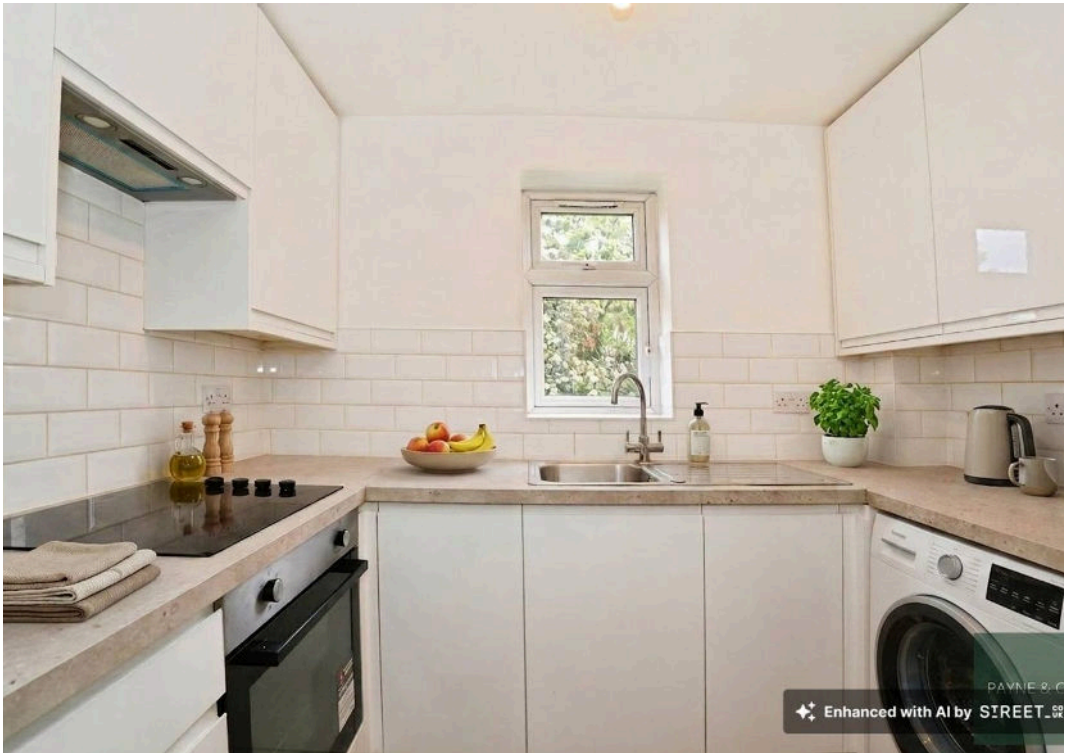
10' 5" x 8' 9" (3.18m x 2.67m)

Kitchen

5' 10" x 8' 7" (1.78m x 2.62m)

Shower Room

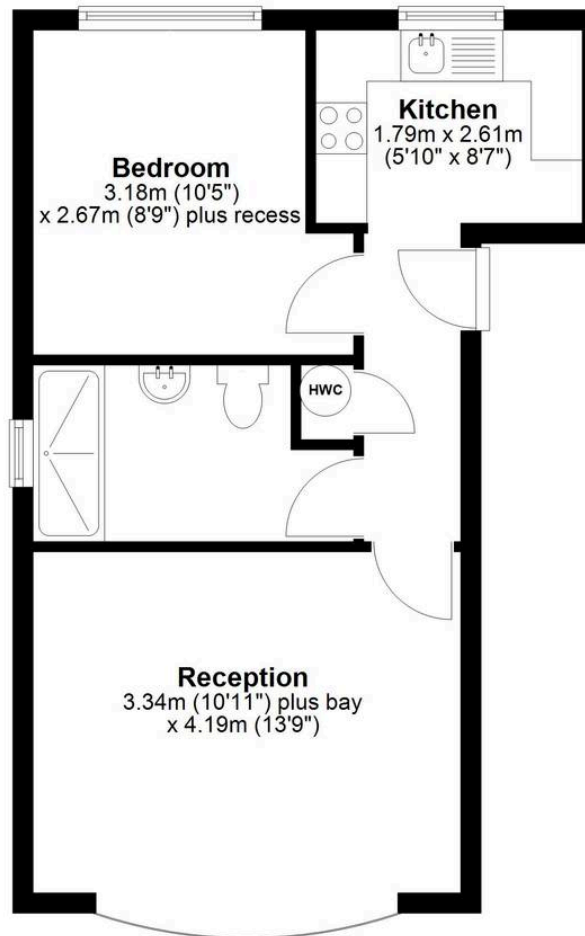




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Ground Floor

Approx. 37.7 sq. metres (406.3 sq. feet)



Total area: approx. 37.7 sq. metres (406.3 sq. feet)

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.
Plan produced using PlanUp.



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A private rental licensing scheme applies to some properties in this area, please contact us before proceeding. Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details. Appliances & services are untested, dimensions are approximate, and floor plans are not to scale.