



HUNTERS[®]
HERE TO GET *you* THERE

4, Nelmes Court Nelmes Way, Hornchurch, RM11 2QL

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Asking Price £375,000

Hunters Hornchurch are delighted to offer for sale this well presented first floor apartment situated in Hornchurch. The property comprises of: secure entry system, entrance hallway, lounge, dining area, fitted kitchen, two bedrooms and bathroom. Externally the property has communal gardens and parking. The property also comes with a garage set in an en-bloc.

Located within easy reach of Hornchurch Town Centre which offers quality shopping, restaurants and events during the year. As a shopping destination, Hornchurch caters for all from a large selection of retailers to a range of independent traders, from arts and crafts to high street fashion.

Gidea Park Station (Elizabeth Line) is 0.9 miles.

99 year lease from 29th September 2019 (94 years remaining).

Service Charge: £1,272.66 p.a.

Ground Rent £250 p.a.

Hunters Hornchurch 39 Station Lane , Hornchurch, RM12 6JL | 01708 676 120

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Nelmes Court, Nelmes Way, Hornchurch, RM11

Approximate Area = 887 sq ft / 82.4 sq m (includes garage)

For identification only - Not to scale



**FIRST FLOOR
APPROX FLOOR
AREA 69.6 SQ M
(749 SQ FT)**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcchcom 2024. Produced for Hunters Property Group. REF: 1129311

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		79
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Entrance Hallway

Solid wood door to front, plastered painted walls, engineered wood flooring, radiator

Reception Room

19'5" into bay x 12'1"

UPVC double glazed bay window to front, plastered painted walls, engineered wood flooring, radiator

Dining Room

10'2" x 6'11"

UPVC double glazed window to rear, plastered painted walls, engineered wood flooring, radiator

Kitchen

9'10" x 7'8"

UPVC double glazed window to rear, fitted kitchen with a mix of eye level and base units, roll worktops, inset sink and drainer, integrated oven, hob and extractor fan, integrated fridge / freezer, integrated dishwasher and washing machine, plastered painted walls with tiled splashback, engineered wood flooring

Bedroom One

14'1" x 10'7"

UPVC double glazed window to front, plastered papered walls, fitted carpet, radiator

Bedroom Two

9'10" x 7'2"

UPVC double glazed window to rear, plastered papered walls, fitted carpet, radiator

Bathroom

Bath suite comprising of: low level w/c, vanity sink unit, bath with shower screen and shower mixer taps, tiled walls, tiled flooring, wall mounted heated towel rail

Garage

17'3" x 8'0"

Up and over door to front

Parking

There is parking available on the development

Communal Gardens

Lawn area to the front and rear


Lease Details

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











Nelmes Court

PRIVATE
PROPERTY
RESIDENTS
PARKING ONLY

HUNTERS