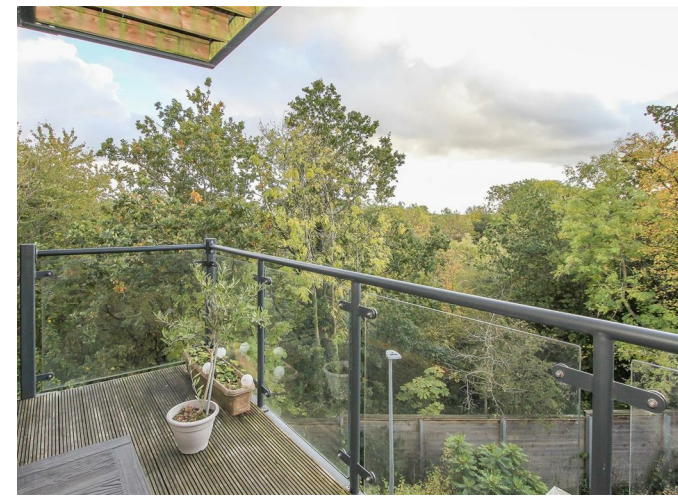




Keith
Ashton

Safflower Lane,
Romford



FLAT 30, PRIMULA COURT SAFFLOWER LANE

Romford, RM3 0LQ

Guide Price £375,000

** GUIDE PRICE £375,000 TO £385,000 ** Situated on the popular Kings Park Development and being within a 5-minute walk of Harold Wood, Elizabeth Line train station is this two, double bedroom second floor, luxury apartment occupying a corner position in this development making it one of the larger styles of apartment. The property benefits from having a good-sized balcony with pleasant outlook, with space enough for a café style table and chairs, along with well-tended communal gardens and nearby play park, allowing homeowners to enjoy further outdoor space. Secure gated parking is provided, with allocated parking space and electric charging point, plus there are two further visitor parking spaces. Internally, this lovely, spacious apartment benefits from stylish, modern fittings throughout, high gloss, wall and base units in the kitchen, including appliances, an en-suite to the master bedroom, plus a fully tiled bathroom.

- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM TO BEDROOM ONE
- SPACIOUS KITCHEN / LIVING ROOM
- FULLY TILED BATHROOM
- MODERN HIGH GLOSS KITCHEN WITH APPLIANCES
- ALLOCATED PARKING PLUS VISITOR PARKING
- BALCONY WITH PLEASANT OUTLOOK
- 2ND FLOOR, LARGER STYLE, CORNER APARTMENT

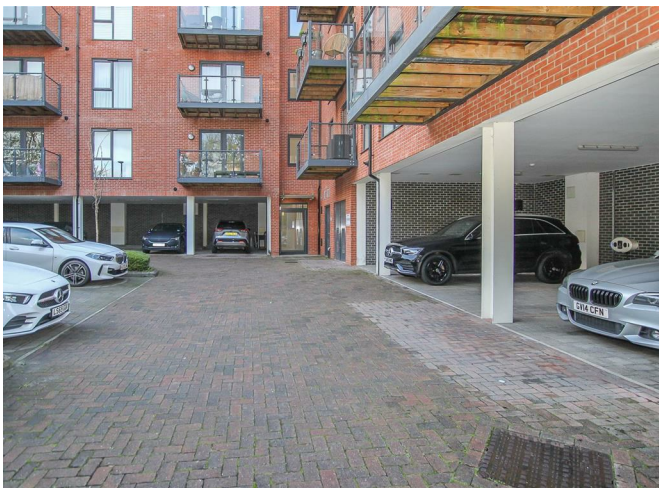


Description

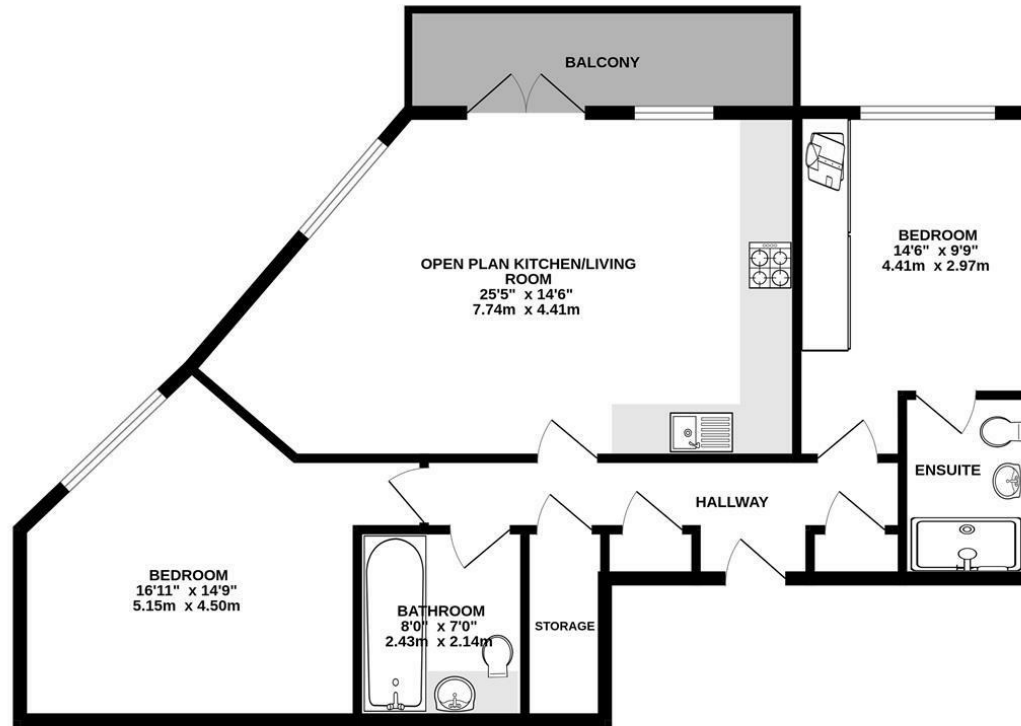
The secure video entry system allows access into the communal entrance hall with mailboxes and stairs rising to the upper levels. From the second-floor landing, your front door gives access directly into the apartment with spacious hallway offering doors to all rooms and three large, built-in storage cupboards. The property has two double bedrooms with one of the bedrooms having fitted, mirror fronted wardrobes with sliding doors, and access into an en-suite shower room. The en-suite is fully tiled and includes double shower cubicle, w.c. and wash hand basin. Additionally, there is a fully tiled bathroom with panelled bath and handheld shower attachment, w.c. and wash hand basin.

A bright and spacious kitchen/living room has a double aspect and French doors giving access onto a good-sized balcony with pleasant outlook, and there is space enough on the balcony for a café style table and chairs. The kitchen area has been fitted in a range of modern, high-gloss wall and base units, and include integrated double ovens, hob with extractor above and fridge/freezer with further space being available for a dining table and chairs.

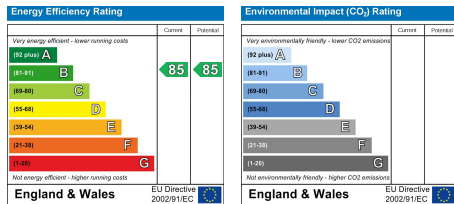
Externally, homeowners have access to well-kept communal gardens, along with secure allocated parking and electric charging point, and there are a further two visitor parking spaces available (via permit). Viewers will note that the property has a long lease of 244 years, with service charges being £1,123.85 and ground rent £162.50 both payable half yearly.



820 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.2 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2023



SERVICES:

Local Authority: Havering Council
 Council tax band: C
 Post code: RM3 0LQ

VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

OPENING HOURS:

Monday to Friday: 8.45AM - 6.30PM | Saturdays: 9AM - 5.30PM | Sundays: 10AM - 2PM

MORTGAGE INFORMATION:

We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 375757 or visit our interactive website at www.mortgagebusiness.net



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk

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