

To arrange a viewing contact us
today on 01268 777400



London Road, Romford Guide price £220,000

Guide price: £220,000 - £240,000 POSSIBILITY OF NO ONWARD CHAIN

Aspire Estate Agents proudly presents this modern one-bedroom first floor flat within a sought-after location in Romford, offering the perfect blend of convenience and comfort. Situated within walking distance of Romford train station, Queens Hospital, and the Brewery shopping centre, it provides easy access to essential amenities and transportation. This flat features a contemporary design with a unique layout, a sleek kitchen with modern appliances, and a spacious bedroom with ample storage. Large windows ensure plenty of natural light, creating a bright and inviting atmosphere. Ideal for commuters or first-time buyers, this flat offers a prime location with everything you need right at your doorstep.

Hallway

11'51 x 4'59 (3.35m x 1.22m)

Smooth plastered ceilings with overhead spotlighting, Smooth plastered walls, English oak vinyl flooring.

Doors opening to:

Storage

Currently used for washer dryer and chest freezer.

Bathroom

7'57 x 3'87 (2.13m x 0.91m)

Smooth plastered ceiling, overhead spot lighting with extraction fan, vanity unit including WC, wash basin and mirror, electric shower, electrically heated towel rail and floor-to-ceiling piemme Valentino tiling.

Master Bedroom

9'74 x 9'64 (2.74m x 2.74m)

Smooth plastered ceiling, overhead spot lighting, UPVC double glazed tilt and turn windows, floor-to-ceiling fitted wardrobes, electric heater, English oak vinyl flooring.

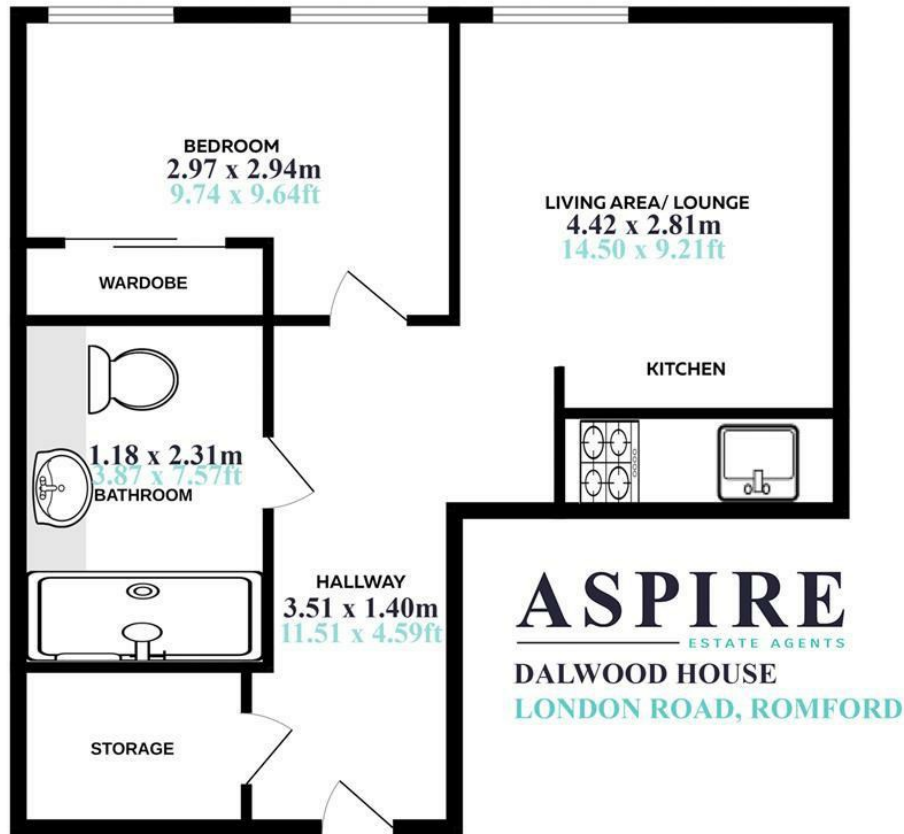
Living Area / Kitchen Area

14'50 x 9'21 (4.27m x 2.74m)

Smooth plastered ceiling, overhead spot lighting, UPVC double glazed tilt and turn window, electric heater, English oak vinyl flooring. (Kitchen - Smooth plastered ceiling, overhead spot lighting, with extractor fan, kitchen comprises of Quartz worktop top and bottom storage cupboards, sink, oven microwave, fridge freezer, electric hob with glass backsplash)

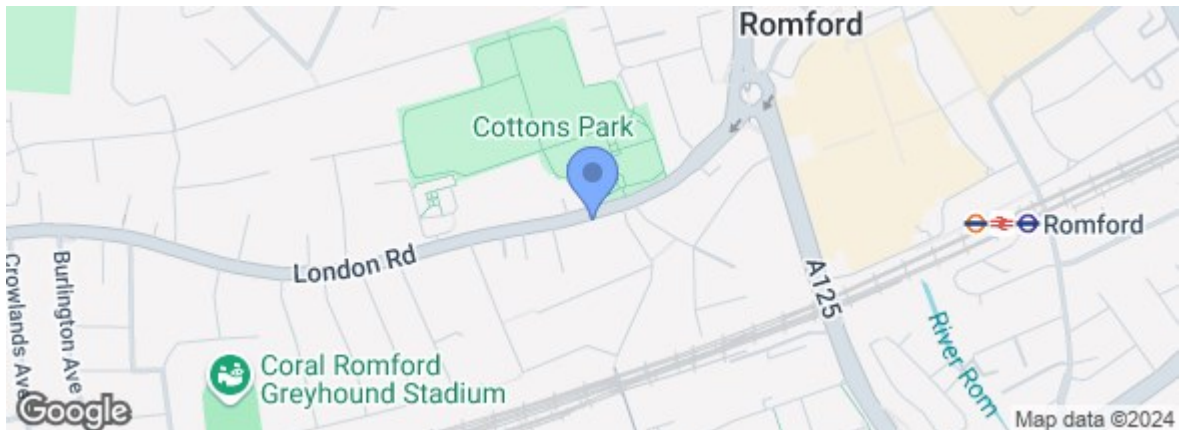
Rear Parking

Secure on-site parking with a dedicated bay, accessed via an electric barrier, fobs only provided to residents.



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



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.