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17 Kingsbridge Road
Harold Hill, Essex RM3 8NX
Price guide £195,000

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GUIDE PRICE - £195,000 to £205,000 - We are delighted to present this one-bedroom flat located on the first floor of a building on Kingsbridge Road. This property features a 15-foot lounge and a spacious double bedroom, along with a private rear garden. It is conveniently situated less than a mile from the Elizabeth Line and is within a few minutes' walk of bus services. This flat is ideal for first-time buyers.

COMMUNAL ENTRANCE HALL

Stairs to first floor.

ENTRANCE HALL

UPVC entrance door, laminated wood strip flooring, spotlights to ceiling, storage cupboard, door to enclosed balcony, doors to:

LOUNGE 15'8 x 12'2 (4.78m x 3.71m)

Three light double glazed window with fanlights over, laminated wood strip flooring, spotlights to ceiling, double radiator.

KITCHEN 11'2 x 8'1 (3.40m x 2.46m)

Range of wall and base units, working surfaces, cupboards and drawers, built-in oven with four ring gas hob and extractor hood over, cupboard housing boiler, sink top unit with mixer tap, breakfast bar area, part tiled walls, integrated dishwasher, plumbing for washing machine, three light double glazed window with fanlights over, double radiator.

BEDROOM 12'2 x 9'5 (3.71m x 2.87m)

Three light double glazed window with fanlight over, storage cupboard, spotlights to ceiling, double radiator.

BATHROOM 9'1 x 5'2 (2.77m x 1.57m)

Panel enclosed P shaped bath with mixer tap, shower attachment and glazed shower screen, vanity unit with wash hand basin and mixer tap, low level wc, tiled walls, tiled floor, two light obscure double glazed window with fanlight over.

ENCLOSED BALCONY 12'8 x 6'2 to extremes (3.86m x 1.88m to extremes)

Three light double glazed window with fanlights over, door to utility area with plumbing for washer/dryer, double radiator, laminated wood strip flooring, spotlights to ceiling.

OWN REAR GARDEN

Lawn area, two timber sheds on hardstanding.

COMMUNAL GARDENS

Communal Gardens to front.

LEASE

84 years remaining - new lease assigned upon completion (subject to agreed sale price)

GROUND RENT

£10 per annum

SERVICE CHARGE

£104 per month

COUNCIL TAX

London Borough of Havering - Band A

AGENTS NOTE (LEASE ETC)

The above details have been provided in good faith and will need to be verified by the respective solicitors.

AGENTS NOTE

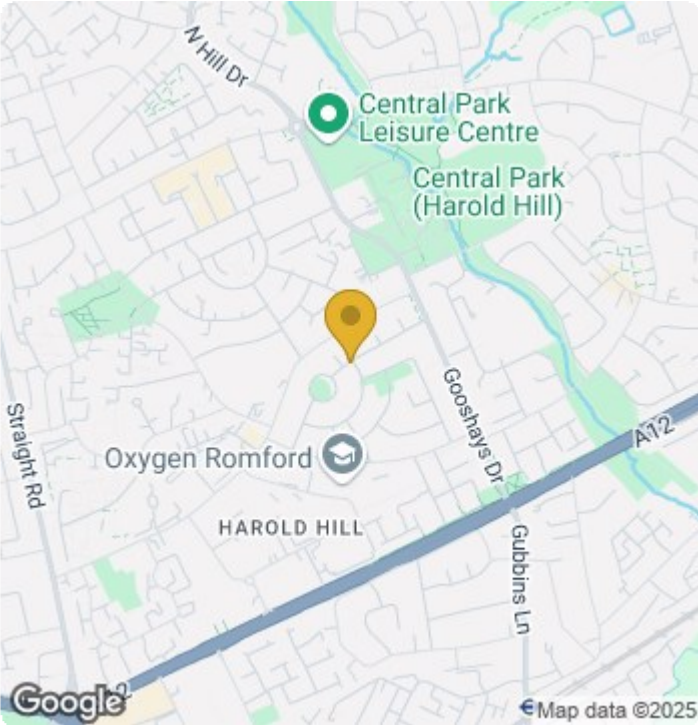
Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 509 sq.ft. (47.3 sq.m.) approx.
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	64	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

