



## Millhaven Close , Romford, RM6 4PN

GUIDE PRICE - £270,000 - £280,000 - £0 GROUND RENT - GROUND FLOOR FLAT

Welcome to this charming two-bedroom ground floor flat located in the desirable Millhaven Close, Romford. This property is presented in great condition, making it an ideal choice for first-time buyers or those seeking a sound investment opportunity.

As you enter the flat, you will appreciate the spacious layout that maximises comfort and functionality. The two well-proportioned bedrooms offer ample space for relaxation and rest, while the inviting living area provides a perfect setting for entertaining guests or enjoying quiet evenings at home. The flat's modern design and tasteful decor create a warm and welcoming atmosphere throughout.

One of the standout features of this property is the allocated parking, which adds convenience and ease to your daily routine. With a long lease of 149 years, you can enjoy peace of mind knowing that your investment is

**Guide Price £270,000**

# Millhaven Close

, Romford, RM6 4PN



- EPC - C
- GROUND FLOOR TWO BEDROOM FLAT
- ALLOCATED PARKING SPACE
- DOUBLE GLAZED WINDOW
- NO ONWARD CHAIN
- STORAGE CUPBOARD
- GROUND FLOOR
- 149 YEARS LEASE
- £0 GROUND RENT

## COMMUNAL ENTRANCE

Flat is on the ground floor.

## ENTRANCE TO FLAT

## RECEPTION ROOM

15'9" x 11'4" (4.82m x 3.47m)

Double glazed window. Laminate flooring. Heater. Open to kitchen.

## KITCHEN

8'9" x 8'6" (2.68m x 2.61m)

Tiled flooring. Gas cooker. Extractor hood. Oven. Space for fridge-freezer, Washing machine and Dish washer. Double glazed window.

Open to Reception room.

## BEDROOM ONE

12'9" x 9'1" (3.91m x 2.79m)

Double glazed window. Carpeted flooring. Heater.

## BEDROOM TWO

8'11" x 6'10" (2.73m x 2.10m)

Double glazed window. Carpeted flooring. Heater.

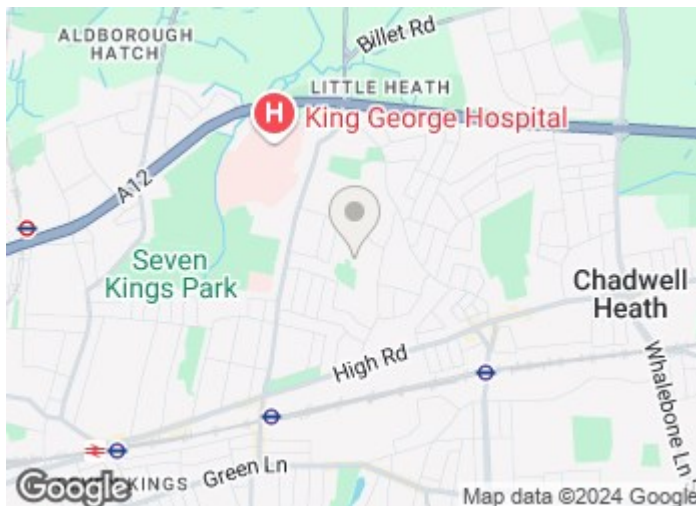
## BATHROOM

6'9" x 5'4" (2.06m x 1.65m)

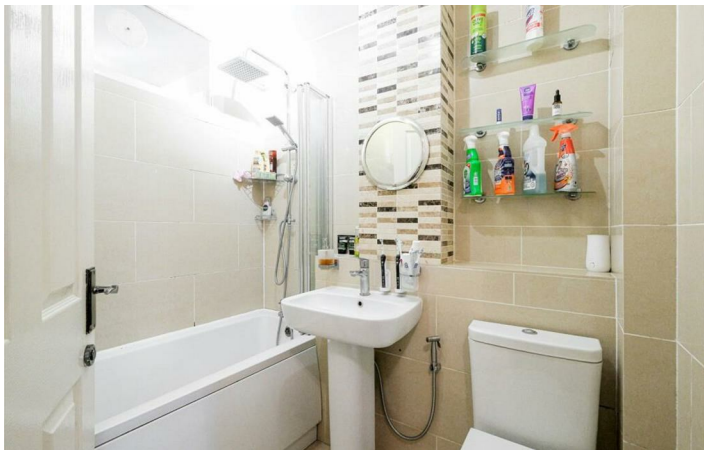
Tiled flooring and Radiator. Panel bath. Wash hand basin. Low level toilet.

## AGENTS NOTE

No services or appliances have been tested by Sandra Davidson Estate Agents.



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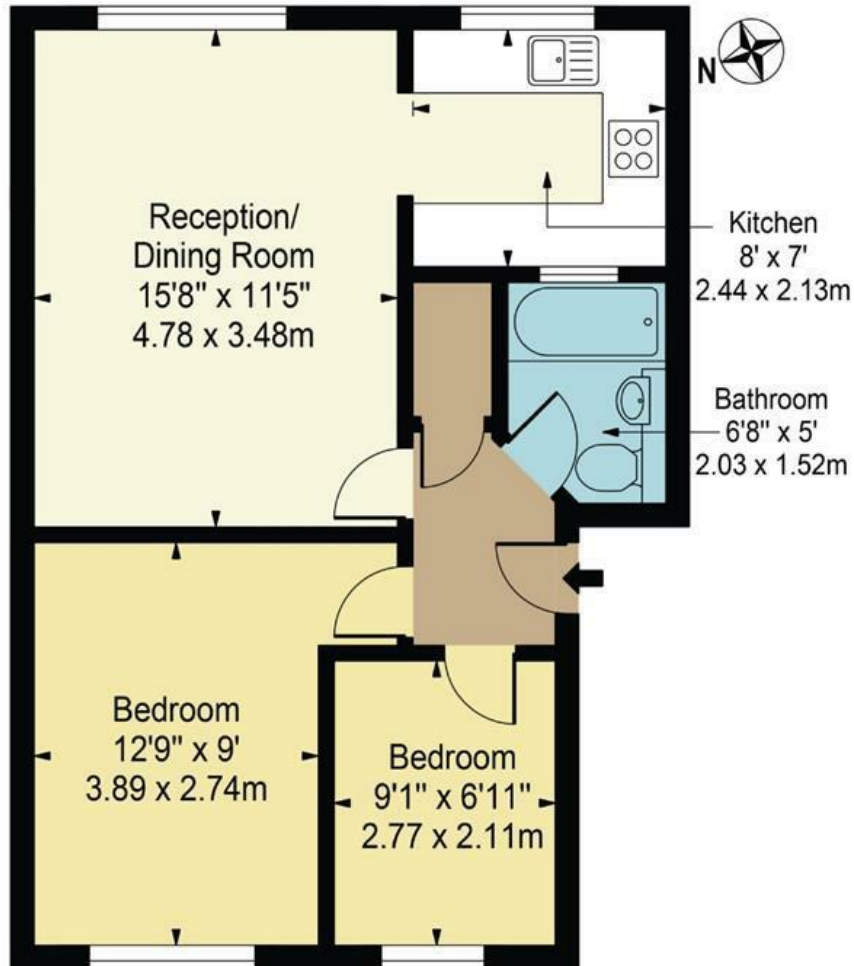
# Floor Plan

← Back

Photos

## Millhaven Close

Approx. Gross Internal Area 531 Sq Ft - 49.33 Sq M



### Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(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	