



Vignoles Road, Romford, RM7 0DU

£250,000





Vignoles Road

Romford, RM7 0DU

- EPC - TBC
- SECOND FLOOR WITH LOFT ACCESS
- NEW SHOWER ROOM AND KITCHEN
- EASY BUS ROUTE TO ROMFORD OR CHADWELL HEATH STATION
- DOUBLE GLAZED WINDOWS
- ONE BEDROOM FLAT
- UNDER FLOOR HEATING TO SHOWER ROOM
- VENDOR HAS THREE PERMITS
- FLAT COMES WITH CCTV
- A MUST SEE

Nestled on Vignoles Road in the vibrant area of Romford, this fantastic second-floor flat offers a perfect blend of comfort and modern living. Built in 1988, this purpose-built one-bedroom property is in wonderful condition, having recently undergone tasteful renovations that include a brand-new kitchen and shower room.

As you step inside, you will be greeted by a bright and airy reception room, ideal for relaxation or entertaining guests. The double-glazed windows not only enhance the aesthetic appeal but also ensure a peaceful environment, keeping noise at bay while allowing natural light to flood the space.

The flat boasts a generous lease of 963 years, providing peace of mind for future ownership. Additionally, the property comes with the added benefit of three car permits, making it convenient for residents and visitors alike. For those who value security, the present owner has installed private CCTV adding a layer of reassurance.

This charming flat is perfect for first-time buyers, investors or those looking to downsize, offering a comfortable living space in a desirable location. With its modern amenities and excellent condition, this property is a rare find in the bustling Romford area. Don't miss the opportunity to make this delightful flat your new home.

£250,000



COMMUNAL ENTRANCE

ENTRANCE TO FLAT

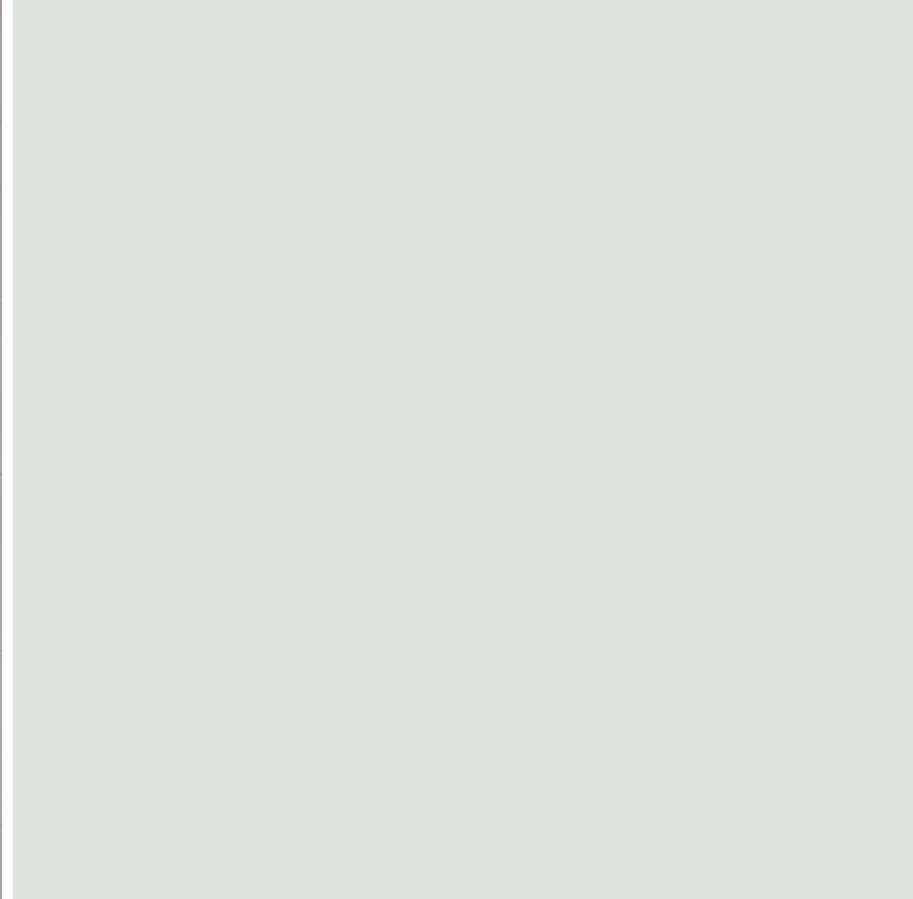
RECEPTION ROOM 14'1" x 10'2" (4.30m x 3.10m)

KITCHEN 10'11" x 6'10" (3.33m x 2.09)

BEDROOM 10'7" x 4'10" (3.24m x 1.49m)

SHOWER ROOM 6'9" x 5'10" (2.08m x 1.79m)

AGENTS NOTE

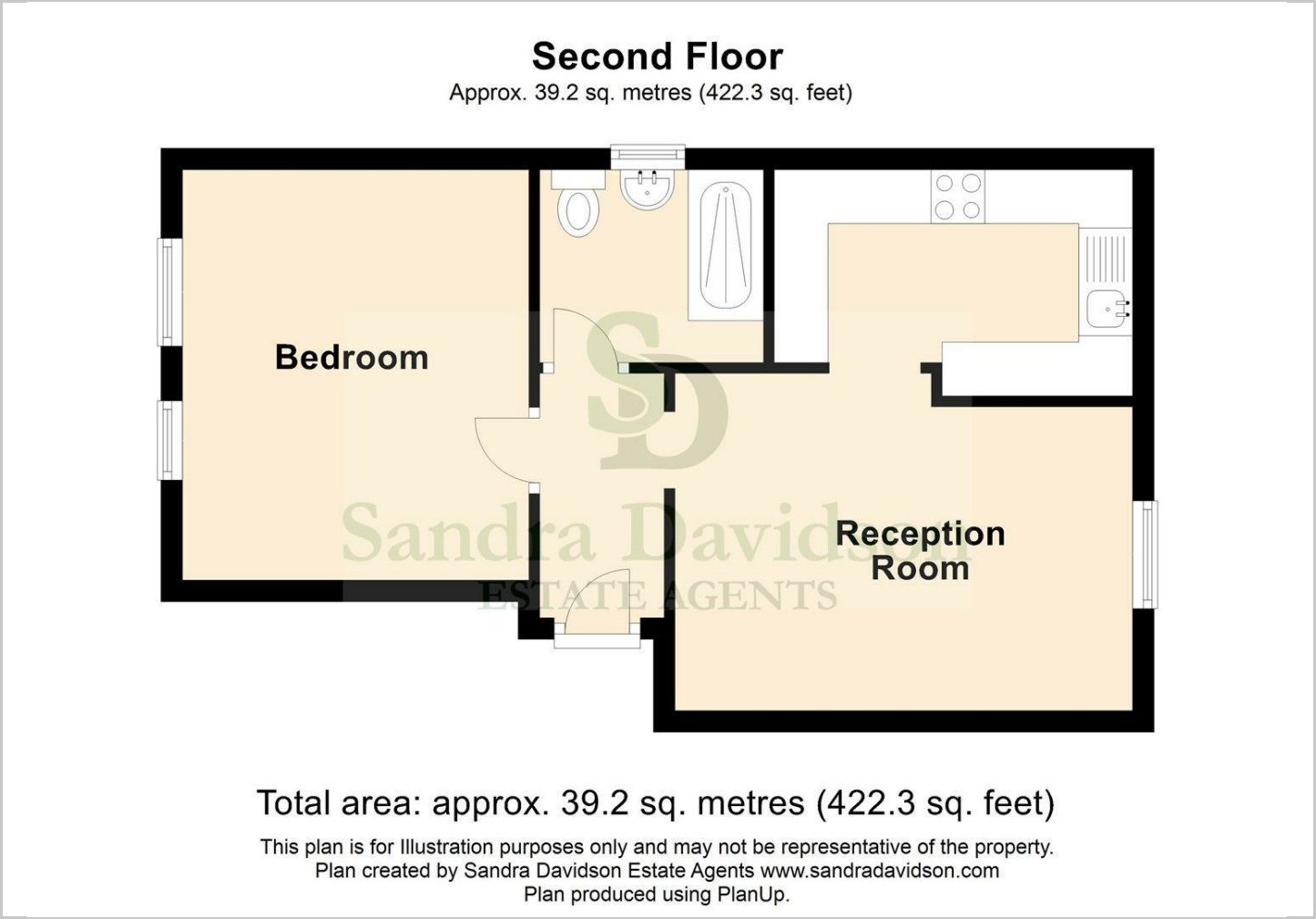


Directions





Floor Plans

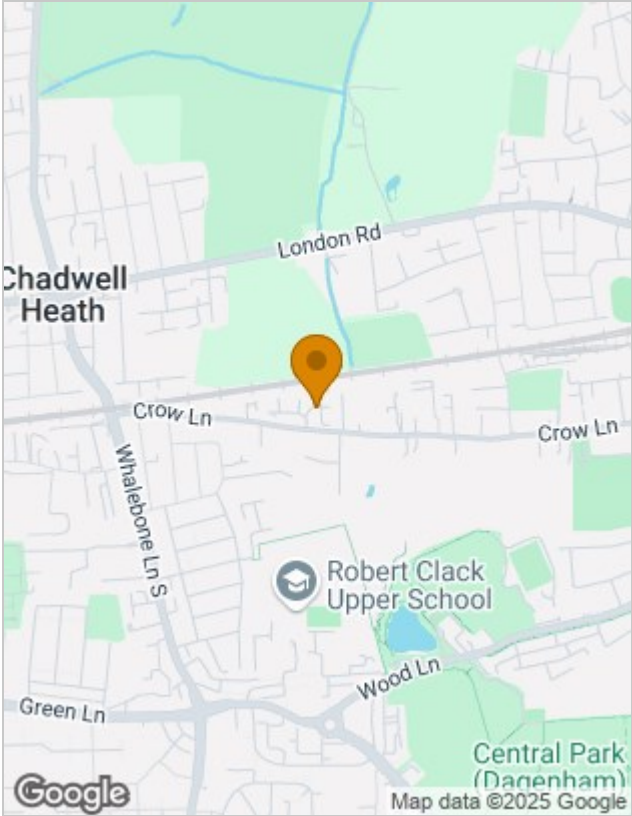


Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

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