



## Capstan Close

, Romford, RM6 4PY

Offers In Excess Of £200,000

## Redbridge

## B



Nestled in the charming area of Capstan Close, Romford, this delightful one-bedroom first-floor flat presents an excellent opportunity for both first-time buyers and savvy investors. Built in 1960, the property boasts a timeless appeal while offering modern comforts, including double-glazed windows that ensure a warm and quiet living environment.

Upon entering, you will find a well-proportioned reception room that provides a welcoming space for relaxation and entertaining. The flat features a comfortable bedroom, perfect for unwinding after a long day. The bathroom is conveniently located, catering to all your essential needs.

One of the standout features of this property is the allocated parking space, providing ease and convenience for residents. With a generous 999-year lease upon completion, you can enjoy peace of mind and security in your investment.

This purpose-built flat is ideally situated, making it a fantastic choice for those looking to enter the property market or expand their rental portfolio. With its appealing location and practical amenities, this flat is not to be missed. Whether you are seeking a cosy home or a promising investment opportunity, this property in Romford is sure to meet your needs.



COMMUNAL ENTRANCE

Stairs to first floor.

ENTRANCE TO FLAT

LIVING AREA 15'8" max x 12'11" max (4.79m max x 3.96m max)

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

KITCHEN 7'1" x 6'2" (2.16m x 1.90m)

Range of wall and base units. Hob. Electric oven. Space for washing machine and dish washer. Tiled flooring. Double glazed window. Open to reception room.

BEDROOM 10'9" x 9'1" (3.28m x 2.77m )

Double glazed window. Laminate flooring. Heater.

SHOWER ROOM 8'10" x 5'11" (2.71m x 1.81m )

Tiled floor to ceiling. Walk-in shower unit. Low level toilet. Wash hand basin. Built-in cupboard housing Hot water tank.

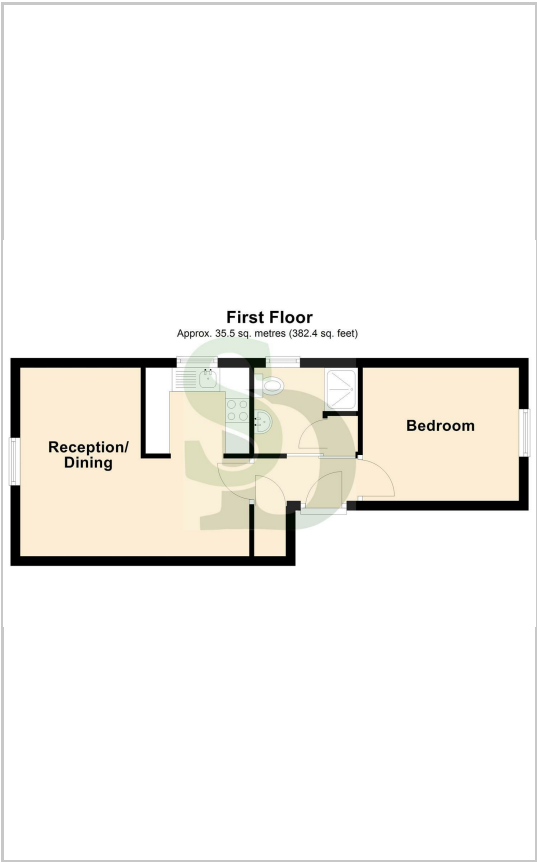
AGENTS NOTE

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

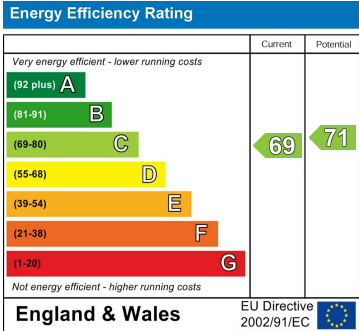
Area Map



Floor Plans



Energy Efficiency Graph



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