



Stillwell Court, Gladiator Way, Hornchurch, RM12

Offers Over **£375,000**

Bedrooms: 2 | Bathrooms: 2 | Receptions: 1

Situated within the sought-after St. George's Park Development and located within close proximity of Hornchurch Station, is this beautifully presented, two bedroom first floor apartment which boasts a 995-year lease.

Upon entering, via the secure telephone intercom system, you are greeted with a large hallway that benefits from a handy storage cupboard.

The large open-plan modern kitchen / reception / dining room (29' x 10'5) is decorated with neutral tones, high quality laminate flooring and is awash with natural light from the doors to the balcony.

The stylish kitchen features a number of wall and base units, worktops to three sides and room for essential appliances.

Accessed off the hallway, there are two double bedrooms. Bedroom one has the added benefit of fitted wardrobes and its own en-suite shower room.

Finally, a well-appointed, modern family bathroom completes the layout.

Externally, the property enjoys well maintained communal grounds and has the added benefit of one allocated parking space.

According to the vendor:

Lease length: 995 years remaining.

Ground rent: £0 per annum.

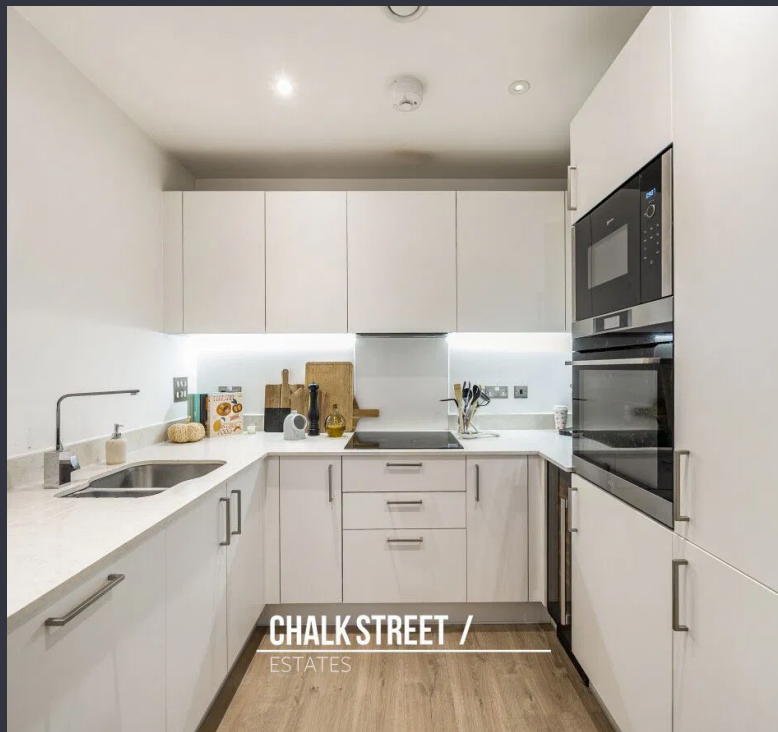
Service charge: £1,500 per annum (approx.).

In compliance with The Money Laundering Regulations 2017, we are legally obligated to verify the identity of all prospective purchasers. This process requires the review of valid photographic identification and an official proof of address.

Should your offer on a property marketed by Chalk Street Estates be accepted, you will be required to complete identity verification through our secure third-party provider, Blinc UK. A non-refundable fee of £15 per purchaser is payable in advance of the verification checks.

Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.





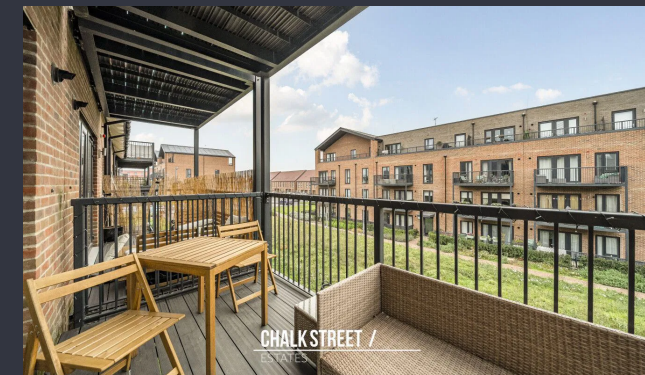
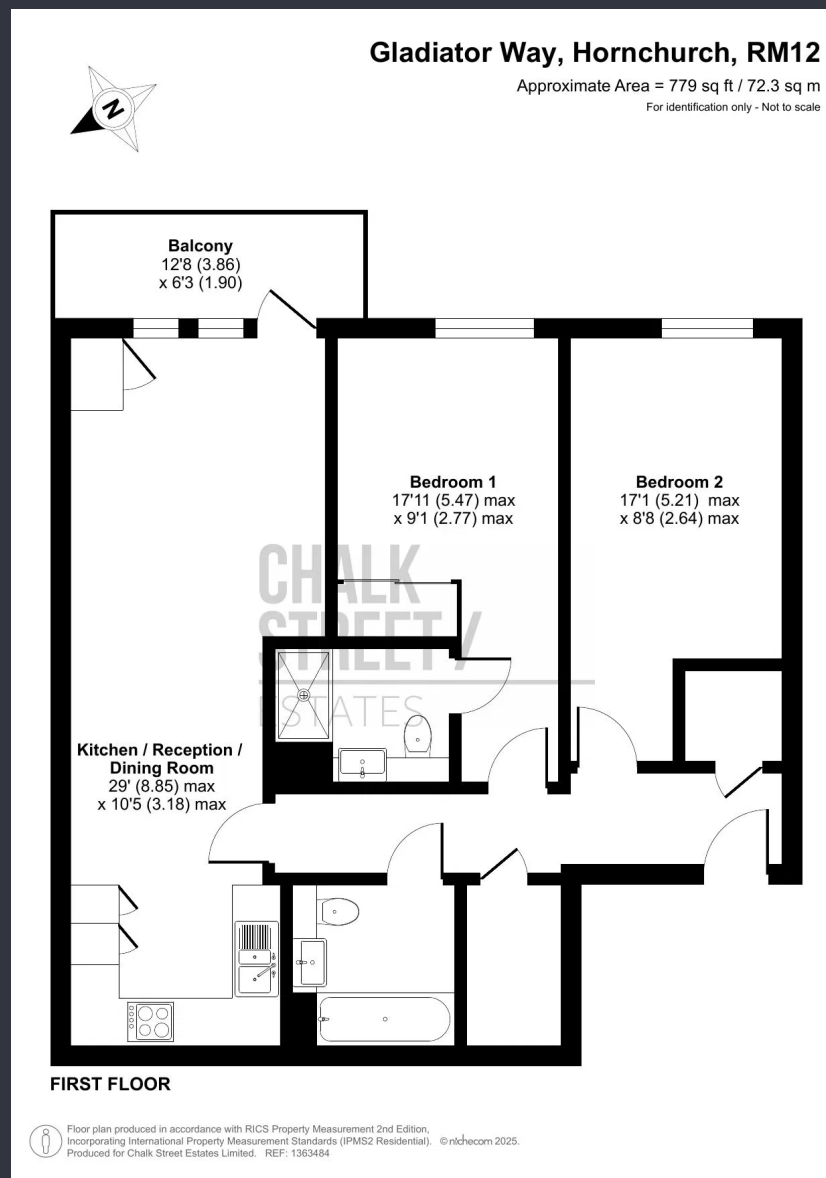
- Two Bedroom First Floor Apartment
- Beautifully Presented Throughout
- Open Plan Kitchen / Reception / Dining Room With Balcony
- Master Bedroom With En-Suite
- Stylish Bathroom
- Allocated Parking Space
- 0.4 Miles From Hornchurch Station
- Close Proximity To Hornchurch Town Centre
- 995 Year Lease
- No Ground Rent / Service Charge £1,500 p.a.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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		

Chalk Street Estates - Sales

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