



Monkwood Close, Victoria Road

Romford, RM1 2NQ

Guide Price £250,000 - £275,000

Council Tax - Band C

Tenure - Leasehold



Guide Price £250,000 - £275,000 Located 0.5 miles from Romford station and town is the first floor two bedroom apartment offered for sale with no onward chain the accommodation includes entrance hall, reception room, separate kitchen, two bedrooms and bathroom.



Entrance Hall

Entrance door, coved ceiling, laminate flooring, intercom system, radiator.

Reception Room

16'5 x 10'10 (5.00m x 3.30m)

Double glazed windows to side and rear, coved ceiling, laminate flooring, radiator.

Kitchen

10' x 6'11 (3.05m x 2.11m)

Double glazed window to rear, coved ceiling, laminate flooring, stainless steel single drainer sink, plumbing for washing machine, gas hob, oven and extractor, part tiled walls, wall and base units, radiator.

Bedroom

11'8 x 10'10 (3.56m x 3.30m)

Two double glazed windows to front, coved ceiling, carpet, radiator, built in wardrobe.

Bedroom

9'11 x 9'1 (3.02m x 2.77m)

Double glazed window to side, coved ceiling, carpet, radiator.

Bathroom

Panelled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls, radiator, tiled flooring.

Parking

Residents communal permit parking area.

Material Information

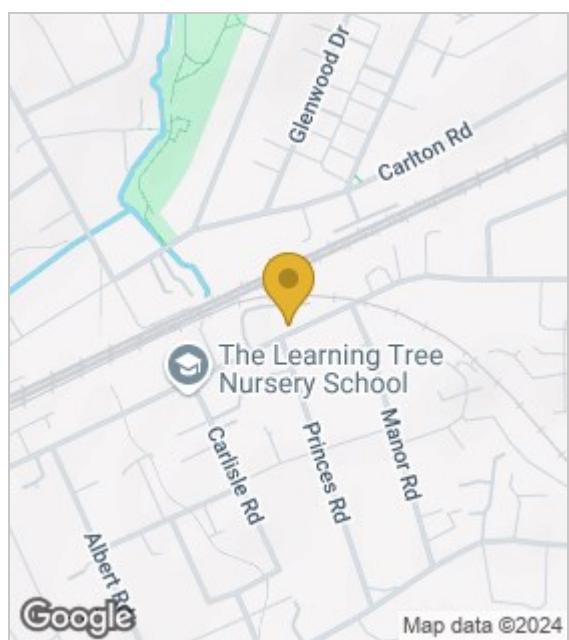
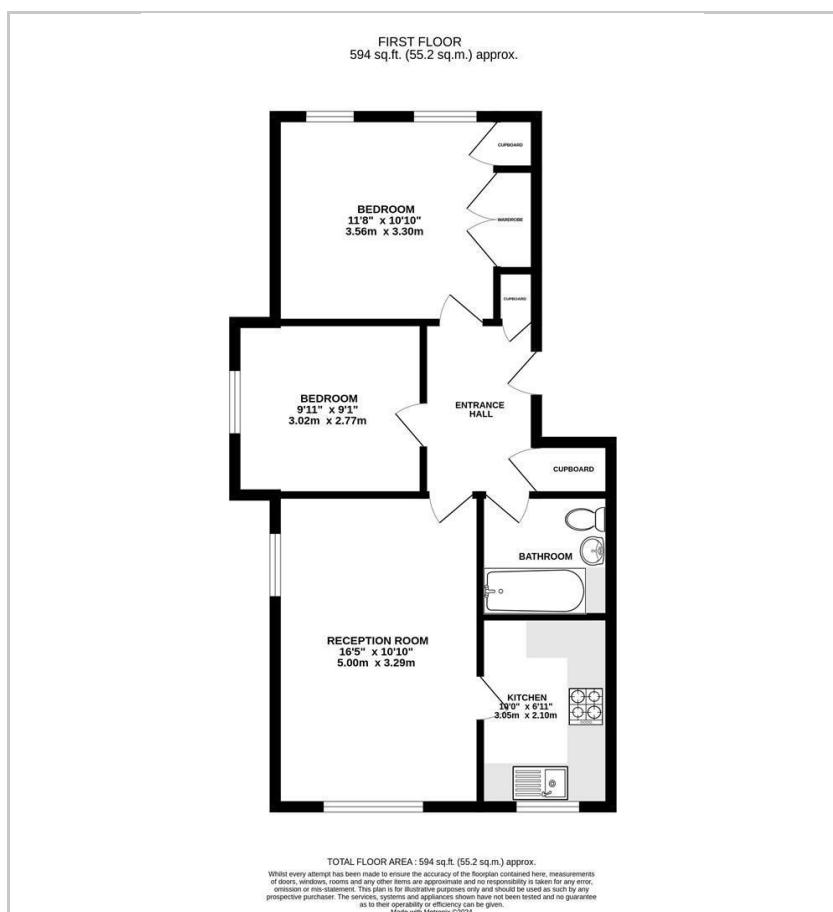
Lease Remaining: 98 years (from July 2024)

Annual Ground Rent: £150.00

Ground Rent Review Period: 25 Years (next one due in 2047)

Review increase: £50.00 every 25 years

Annual Service Charge: £1,489.93



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	79	79
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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 firms employment has the authority to make or give any representation or warranty in respect of the property.