

Brentwood Road, Romford, RM1 2RT

- Vacant with No Chain
- Split Level Maisonette
- Two Double Bedrooms
- Shower Room with Separate WC
 - Southerly Facing Balcony
- Double Glazing & Electric Heating
- 16 Min Walk to Romford Station (source: google maps)

£290,000 - Leasehold - Council Tax: B

Brentwood Road

Romford, RM1 2RT



Porch

Double glazed entrance door. Smooth ceiling, cupboard, tiled floor.

Entrance Hall

Double glazed entrance door. Coving, storage heater, stairs to first floor, carpet.

Reception Room

22'8 x 11'8 max sizes (6.91m x 3.56m max sizes)
Double glazed window to one aspect, double glazed windows and double doors to balcony on a second aspect. Coving, storage cupboard under stairs, electric heater, carpet.

Balcony

11'8 x 9'6 (3.56m x 2.90m)
Slabbed with wooden balustrade.

Kitchen

12'3 x 6'7 max sizes (3.73m x 2.01m max sizes)
Double glazed window. Range of base and eye level wall cabinets with worktops, single drainer sink unit, coving, part tiled walls, carpet.

Landing

Coving, access to loft, electric heater, three storage cupboards (one housing tank), carpet.

Bedroom One

11'11 x 11'8 (3.63m x 3.56m)
Double glazed window. Coving, electric heater, carpet.

Bedroom Two

11'8 x 9'6 (3.56m x 2.90m)
Double glazed window, doubler glazed door to balcony. Coving, electric heater, carpet.

Bathroom

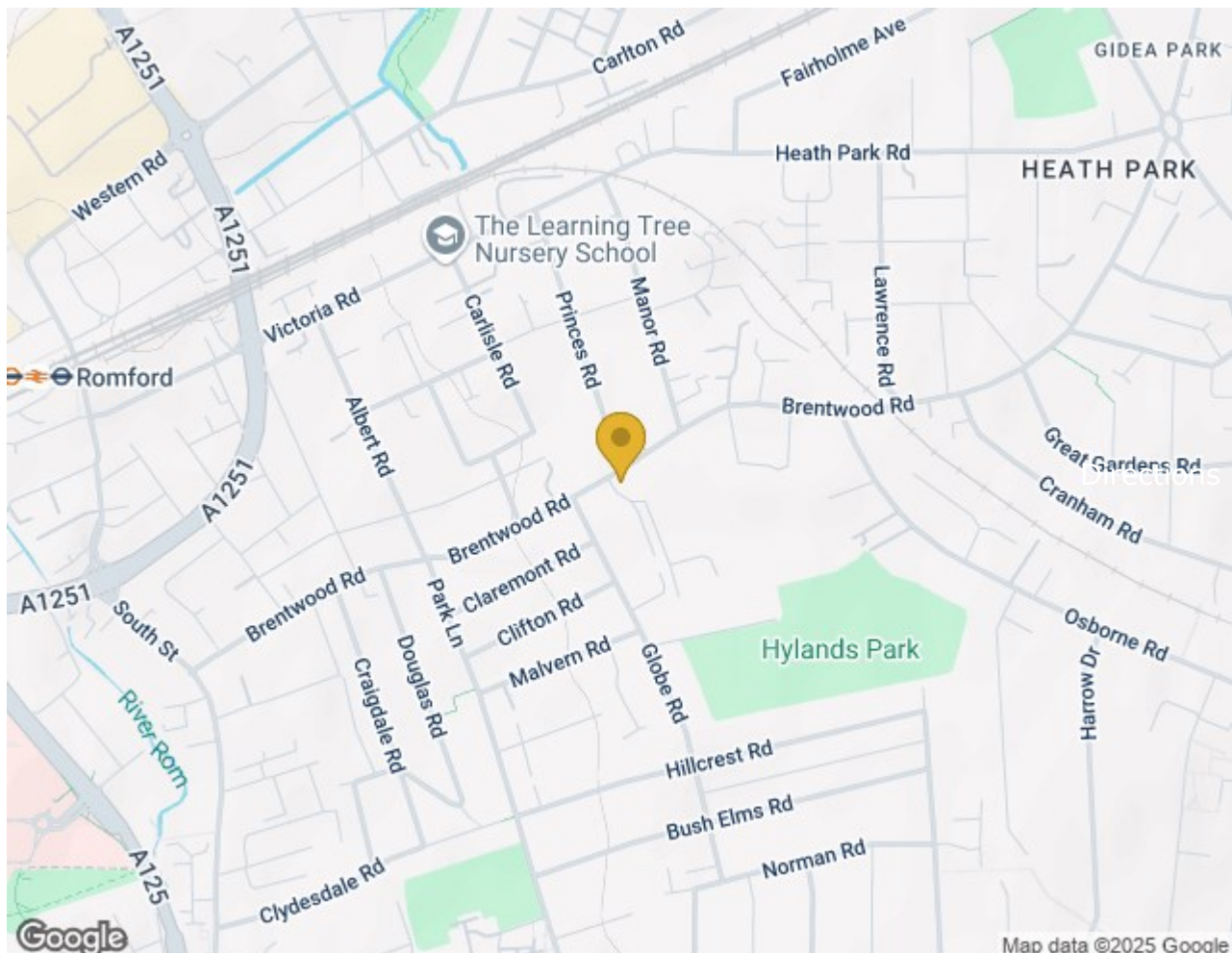
5'7 x 4'9 (1.70m x 1.45m)
Double glazed window. Suite comprising walk in shower, wash basin with cupboard beneath, coving, vinyl tile effect to walls, vinyl flooring.

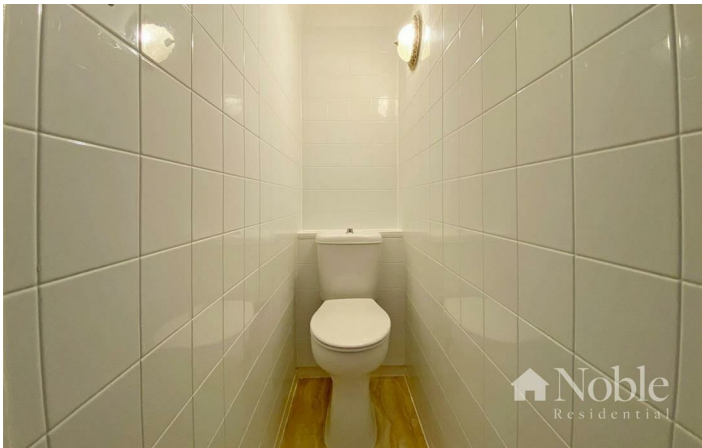
Separate WC

Coving, low level wc, vinyl tile effect to walls, vinyl flooring.

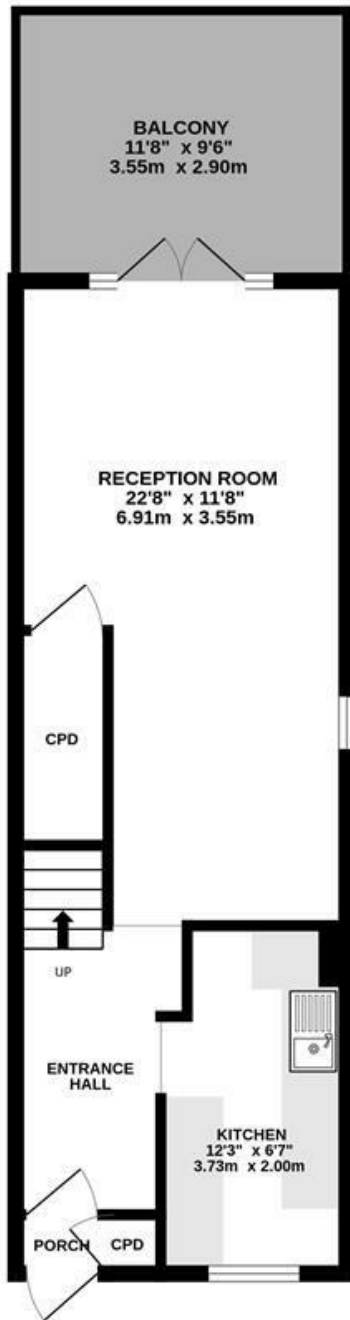
Material Information

- Lease: 125 years from 1995
- Current annual ground rent: £20
- Current annual service charge: £1,046.88
- Service charge review: estimates for 2024/25 will be £823.23 annually. This will become due from the 1st April 2024.

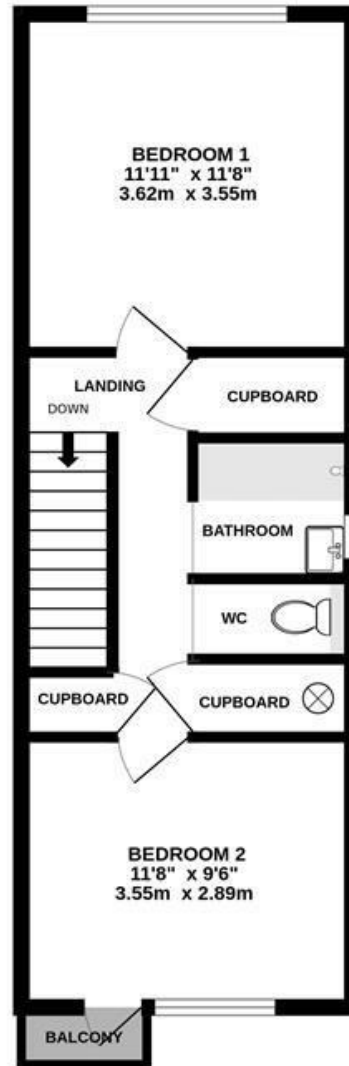




FIRST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



SECOND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Material Information:
Council Tax Band: B
Tenure: Leasehold

