Noble
Residential

Springwell Court, Millfield Close, Hornchurch, RM11 1GS

- Top Floor Flat
- Two Double Bedrooms
- Two Bathrooms
- 21 Minute Walk to Romford Station (google maps)
- Balcony
- Gated Allocated Parking x 2
- Gas Central Heating

£325,000 - Leasehold - Council Tax: C

2 Millfield Close

Hornchurch, RM11 1GS

2 2 1 B

Entrance Hall
Entrance door. Smooth ceiling, security entry phone system, radiator, storage cupboard, laminate flooring.

Open Plan Kitchen/Living Room
22' x 12'7 max sizes (6.71m x 3.84m max sizes)
Double glazed sliding doors to Balcony. Range of gloss base and eye level wall cabinets with butcher block style worktops, four burner electric hob with stainless steel splashback and overhead extractor hood, integrated oven, integrated fridge/freezer, integrated washing machine, integrated slimline dishwasher, single drainer stainless steel 1.5 bowel sink, smooth ceiling, spotlights, cupboard housing boiler, radiator, laminate flooring.

Balcony
7'5 x 3'8 (2.26m x 1.12m)
Views over towards play park.

Bedroom One
16'7 x 8'11 max sizes (5.05m x 2.72m max sizes)
Double glazed window. Smooth ceiling, built in wardrobe with mirror sliding doors, carpet.

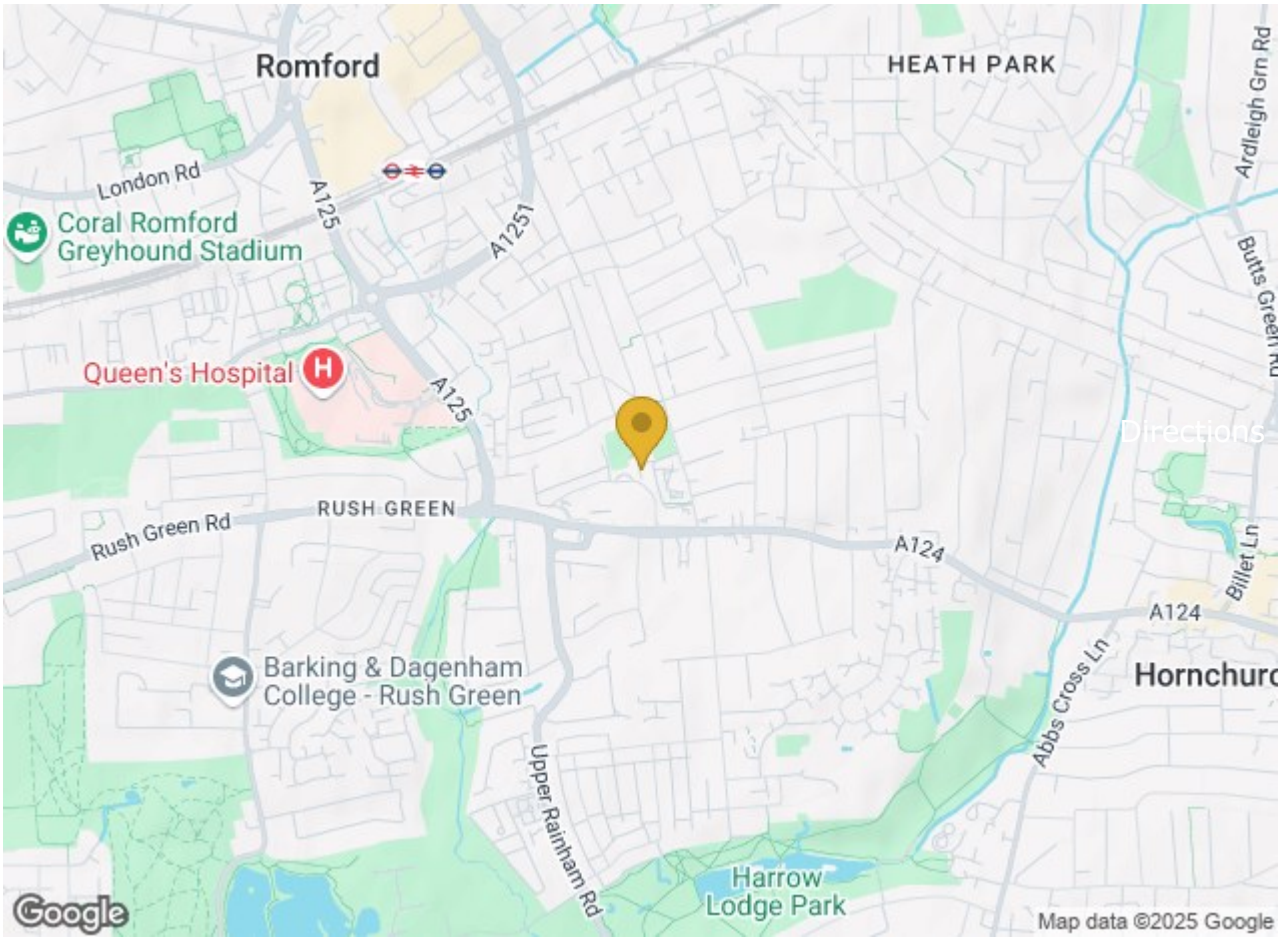
Ensuite
6'6 x 5'11 (1.98m x 1.80m)
Suite comprising of walk in shower with glass screen, wash basin, low level wc, smooth ceiling, spotlights, extractor, heated towel rail, electric shaving point, part tiled walls, tiled floor.

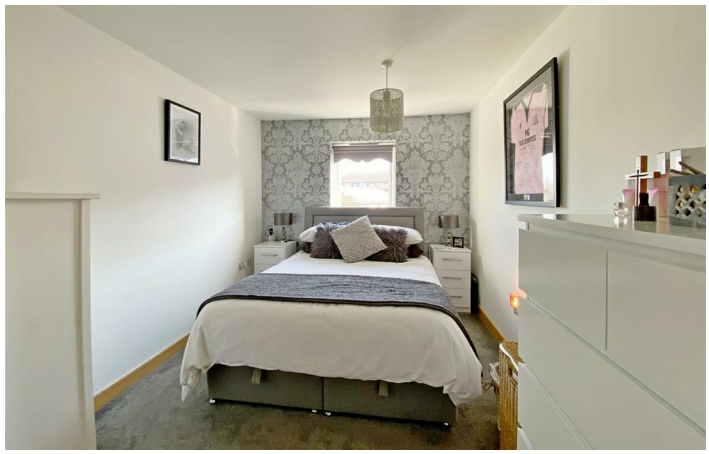
Bedroom Two
11'5 x 8'11 (3.48m x 2.72m)
Double glazed window. Smooth ceiling, radiator, carpet.

Bathroom
7'2 x 6'7 (2.18m x 2.01m)
Suite comprising bath with separate overhead shower and glass screen, LED lighting under bath panel, wash basin, low level wc, smooth ceiling, spotlights, extractor, heated towel rail, electric shaving point, part tiled walls, tiled floor.

Gated Parking
Two allocated spaces within a gated residents parking area, the gates are remote controlled with a fob.

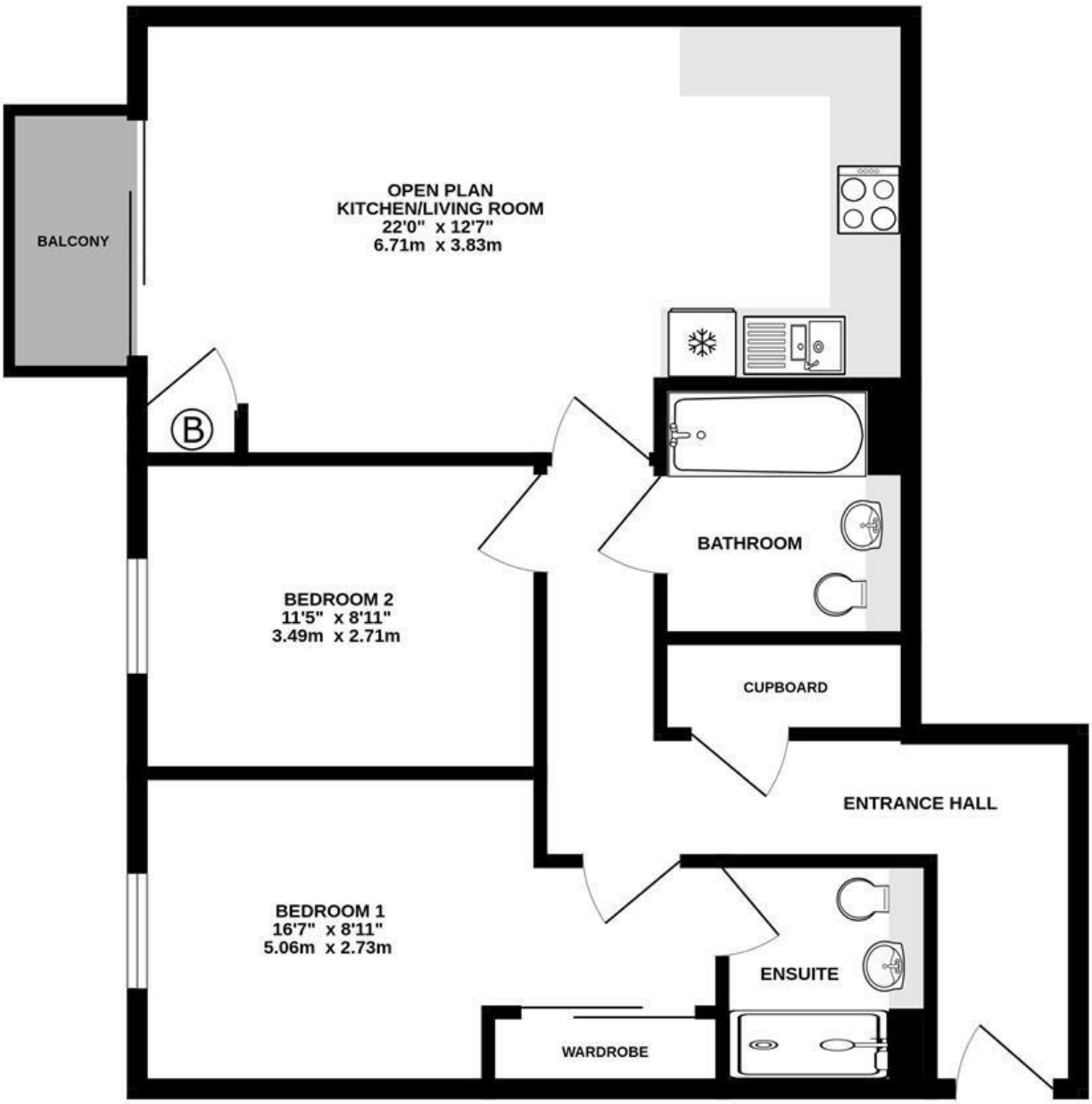
Material Information
We have been advised by the sellers the following information:
- Lease: 125 years from 2014.
- Current annual ground rent: £300.00 until 2038.
- Ground rent review period: Increasing every 25 years from 2038.
- Current annual service charge: £1822.56





PAW
PATROL
My books

THIRD FLOOR
711 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.0 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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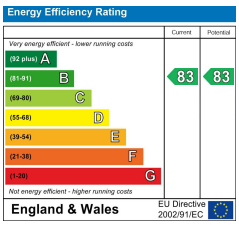
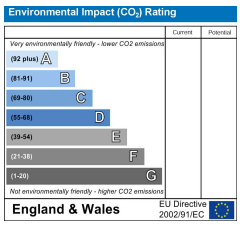
Material Information:
Council Tax Band: C
Tenure: Leasehold





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