

Market Place, Romford, RM1 3EF

- Guide Price £275,000 - £300,000
 - Two Double Bedrooms
 - Two Bathrooms
- 10 Minute Walk To Romford Station
 - Balcony
- Top Floor Maisonette With Lift

Guide Price £275,000 - £300,000- Leasehold - Council Tax: D

Market Place

Romford, RM1 3EF



Entrance Hall

Entrance door, stairs leading up.

Hallway

11'4 x 9'1 (3.45m x 2.77m)

Laminate flooring, storage cupboard, stairs leading down to entrance door.

Kitchen/ Living Room

23'9 x 10'1 (7.24m x 3.07m)

Wall and base units, electric hob and oven, washing machine, dishwasher, single drainer sink, double glazed window to front, French doors to balcony, radiator, laminate flooring.

Bedroom One

16'3 x 8'3 (4.95m x 2.51m)

Double glazed window to front, carpet.

En Suite

7'7 x 4'8 (2.31m x 1.42m)

Shower cubicle, low level WC, wash hand basin, tiled flooring, heated towel rail.

Bedroom Two

12'2 x 9'2 (3.71m x 2.79m)

Double glazed window to rear, radiator, carpet.

Bathroom

8'6 x 6'00 (2.59m x 1.83m)

Panelled bath, low level WC, wash hand basin, tiled flooring, heated towel rail.

Material Information

We have been advised by the sellers the following information:

Lease Remaining: 114 Years

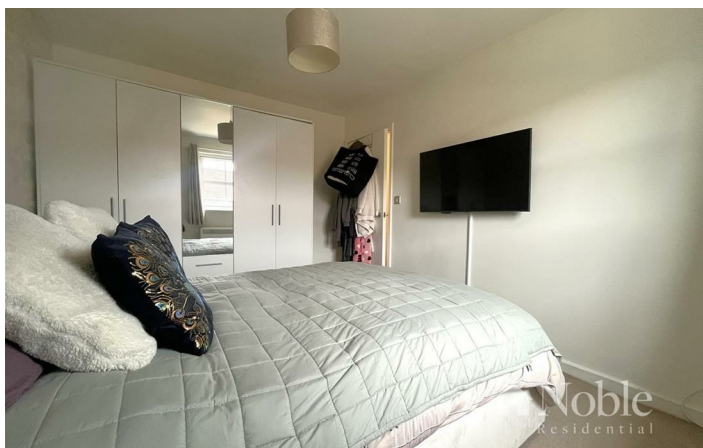
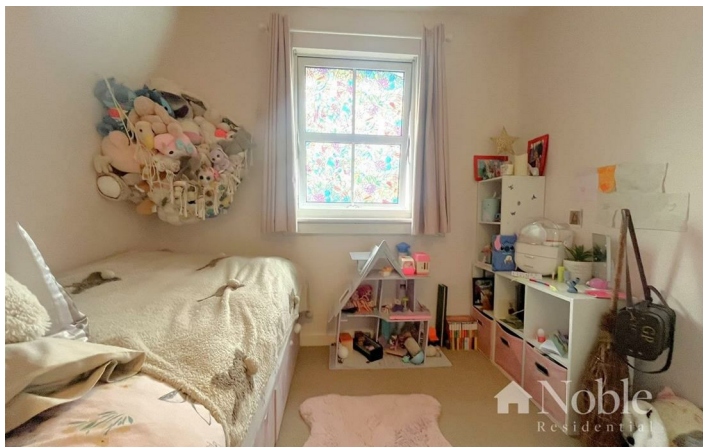
Annual Ground Rent: £300

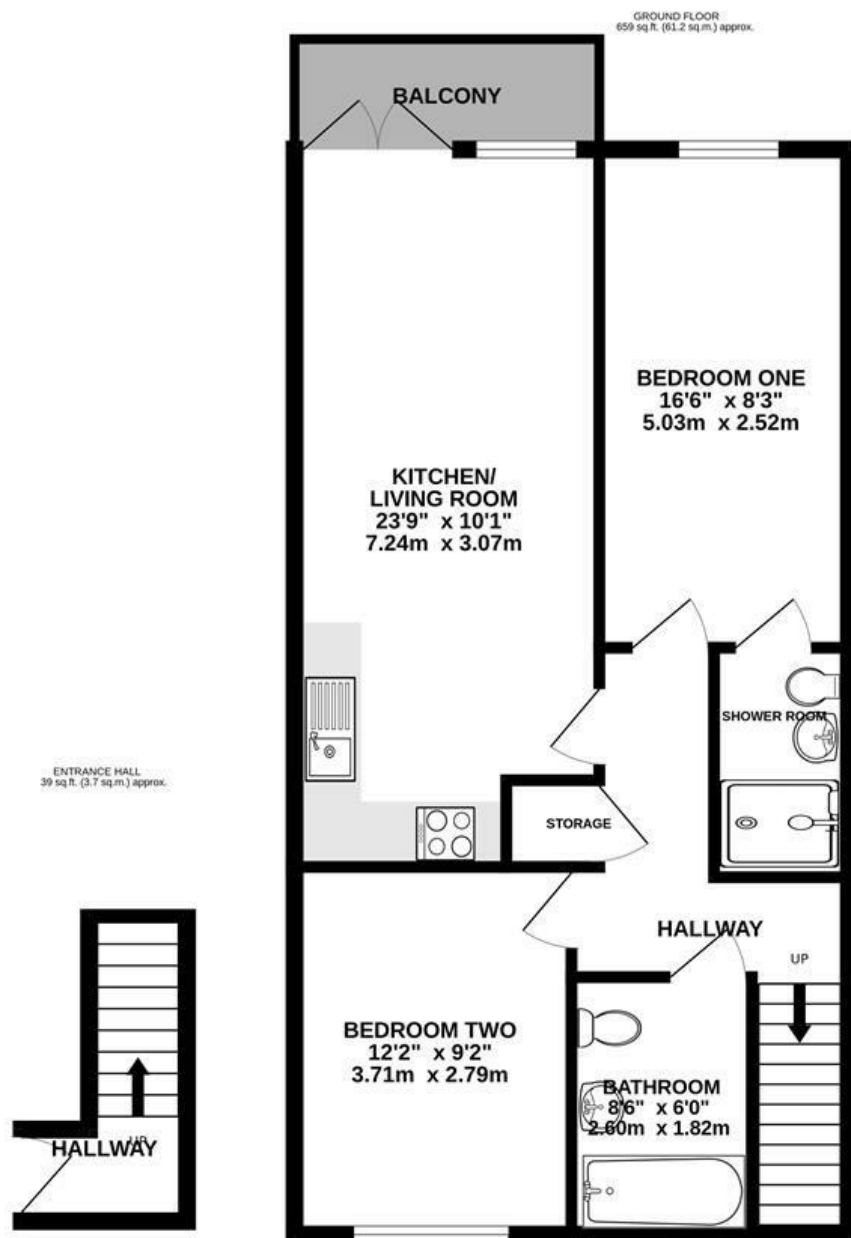
Ground Rent Review Period: tbc

Review increase: tbc

Annual Service Charge: Approx £620 Per Quarter







TOTAL FLOOR AREA : 698 sq.ft. (64.9 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: D
Tenure: Leasehold

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

| 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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |