



165-171 Hornchurch Road, Hornchurch, RM12 4TE

- Available Chain Free
 - First Floor
- Gated Communal Parking
 - Lift
 - Over 60's
- Monday to Friday On Site House Manager

£235,000 - Leasehold - Council Tax: C

165-171 Hornchurch Road

Hornchurch, RM12 4TE



Entrance Hall

9'7 x 7'8 (2.92m x 2.34m)

Entrance door, storage cupboard, carpet.

Bedroom

12'4 x 10'4 (3.76m x 3.15m)

Double glazed window to front, radiator, carpet.

Reception Room

15'4 x 10'8 (4.67m x 3.25m)

Double glazed French doors opening to Juliette balcony, electric fireplace, carpet, radiator.

Kitchen

9'4 x 7'6 (2.84m x 2.29m)

Wall and base units, integrated, fridge, freezer, washing machine,

electric oven, electric hob, single drainer sink, vinyl flooring.

Bathroom

9'4 x 7'9 (2.84m x 2.36m)

Shower cubicle, panelled bath, low level WC, wash hand basin, heated towel rail, vinyl flooring.

Material Information

We have been advised by the sellers the following information:

Lease Remaining: 113 years remaining as of Jan 2025

Annual Ground Rent: £345.00 per annum

Ground Rent Review Period: N/A

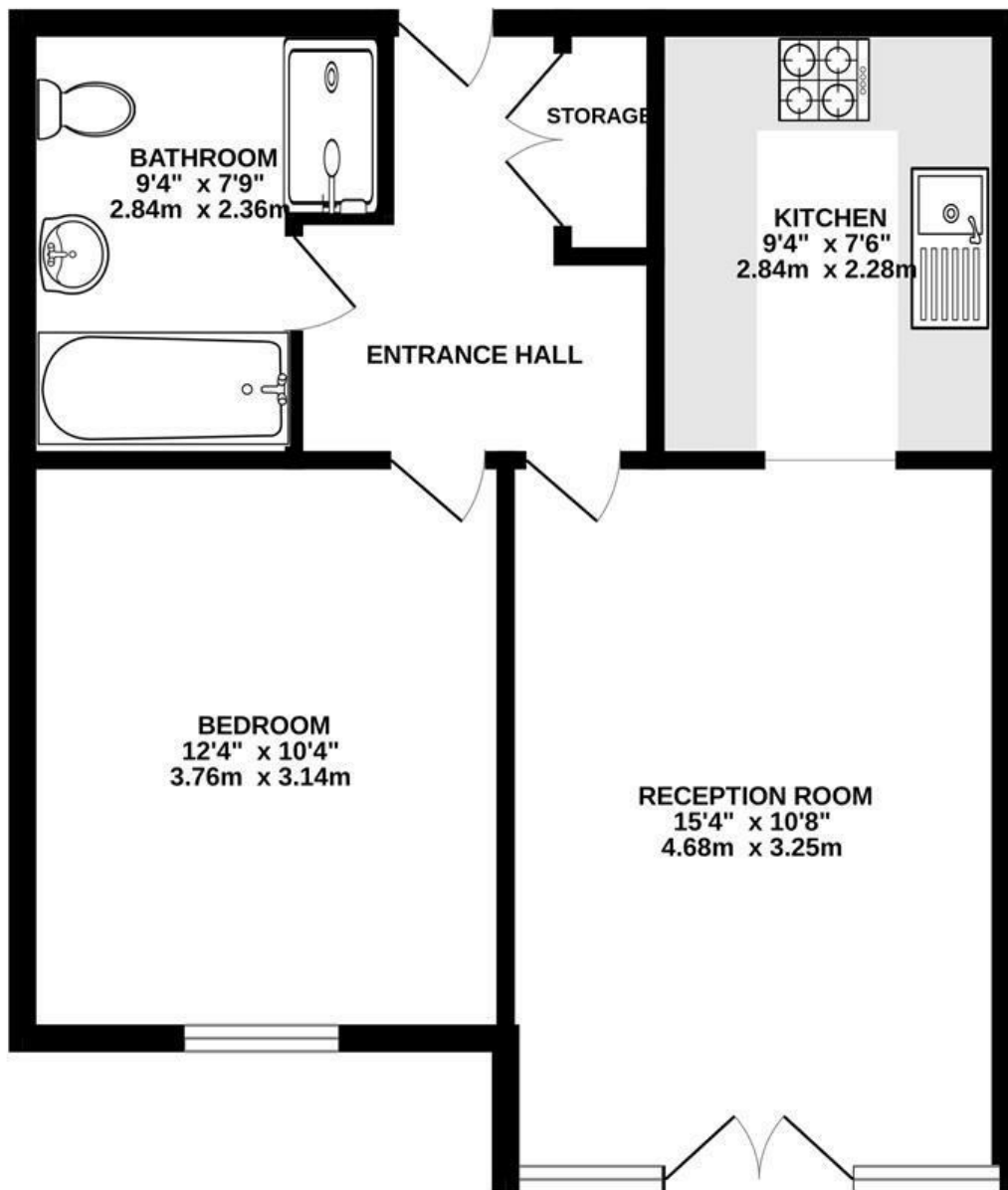
Review increase: N/A

Annual Service Charge: £3401.62 per annum





FIRST FLOOR
487 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA : 487 sq.ft. (45.3 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: C
Tenure: Leasehold

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