



## 3 Wallingford House Kingsbridge Road, Romford

£200,000 Leasehold

PURPOSE BUILT • FIRST FLOOR • GAS CENTRAL HEATING • MODERNISED THROUGHOUT • 121 YEAR LEASE • COMMUNAL GARDENS



Stepping into this purpose-built first-floor 1-bedroom flat, take note of the modernised interior that boasts a cosy ambience complemented by gas central heating. With a favourable 121-year lease in place, this property offers not just a comfortable living space but also a convenient location. Situated within walking distance to Harold Wood station and with excellent road links to the A12 and M25, the property ensures seamless connectivity. Moreover, the presence of a balcony provides an ideal spot for relaxation while enjoying the surrounding views. Residents can also indulge in the tranquillity of communal gardens, adding a touch of greenery to their urban lifestyle. Close proximity to local amenities further enhances the appeal of this abode, offering a balanced mix of convenience and comfort for its occupants.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C





### Hallway

### Lounge

12' 11" x 13' 3" (3.93m x 4.04m)

### Kitchen

10' 11" x 7' 11" (3.34m x 2.42m)

### Bedroom

12' 0" x 10' 0" (3.66m x 3.06m)

### Shower Room

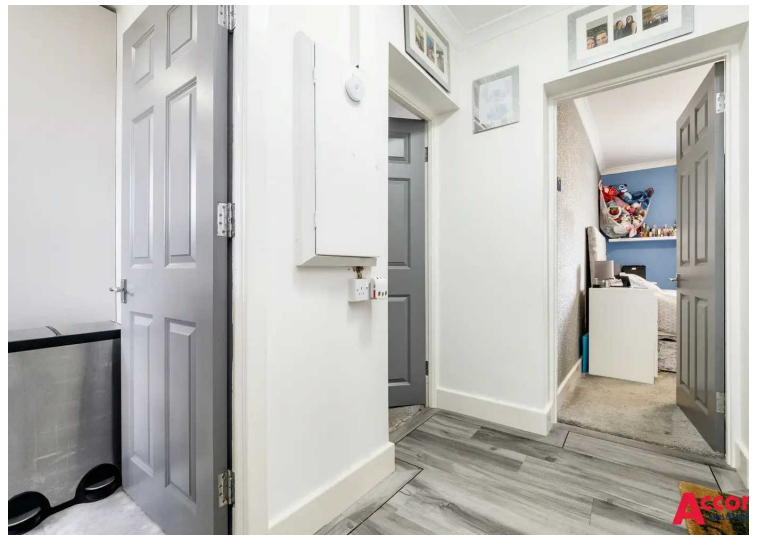
7' 0" x 4' 11" (2.13m x 1.51m)

### Balcony

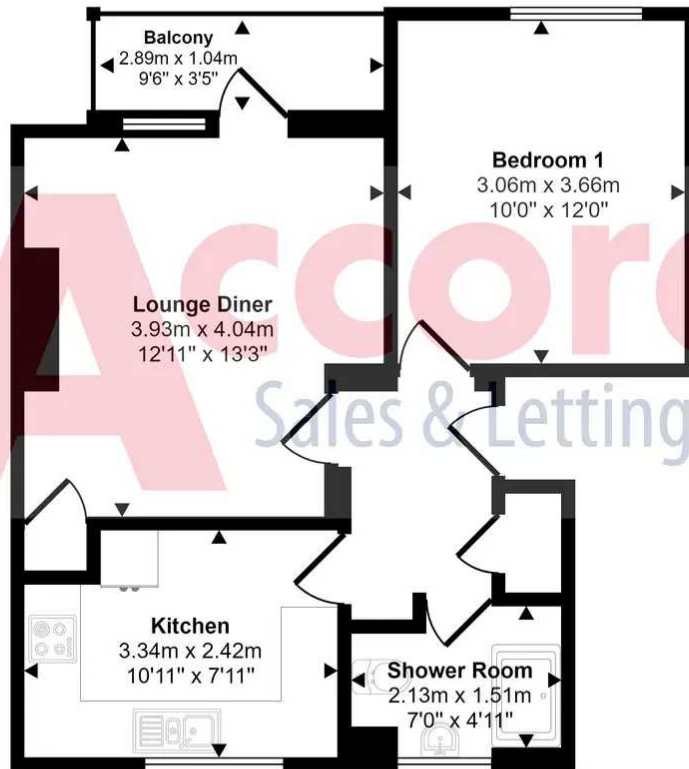
9' 6" x 3' 3" (2.89m x 1.00m)







Approx Gross Internal Area  
44 sq m / 474 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.