

Rushdon Court, Rushdon Close, Romford, Essex

WELL PRESENTED FIRST FLOOR PURPOSE BUILT FLAT | SECURITY ENTRY SYSTEM
GENEROUS ACCOMMODATION THROUGHOUT | COMMUNAL GARDENS AND RESIDENTS PARKING
WALKING DISTANCE OF ROMFORD STATION | EXCELLENT FIRST TIME PURCHASE OR INVESTMENT
OPPORTUNITY | 95 YEAR LEASE

Asking Price: (Guide Price) £200,000 - £210,000



**PAUL
HOWELL**

Rushdon Court, Rushdon Close, Romford, Essex

***** GUIDE PRICE: £200,000 - £210,000 *****

Don't miss out on this fantastic opportunity to own or invest in this beautiful first-floor purpose-built flat situated within this desirable and very convenient location on the borders of both Romford and Hornchurch. Being within easy walking distance of Romford town centre and mainline station that offers direct links to London Liverpool Street Station and the Elizabeth Line, commuting is a breeze.

The property is extremely well presented and boasts a spacious lounge, modern fitted kitchen, good size bedroom and a recently installed bathroom/WC. Externally, the features continue with well-maintained communal areas, delightful communal gardens to the rear and residents parking to the front, this flat is the ideal first-time purchase or a perfect addition to a landlord's portfolio.

With excellent property condition and a range of nearby amenities, this flat is perfect for those looking for a comfortable and convenient place to call home. Book your viewing today and see all that this property has to offer.

This is a must-see property for first-time buyers and buy-to-let investors alike!

PROPERTY INFORMATION:

Tenure: Leasehold

Lease: 125 years from 24/06/1995

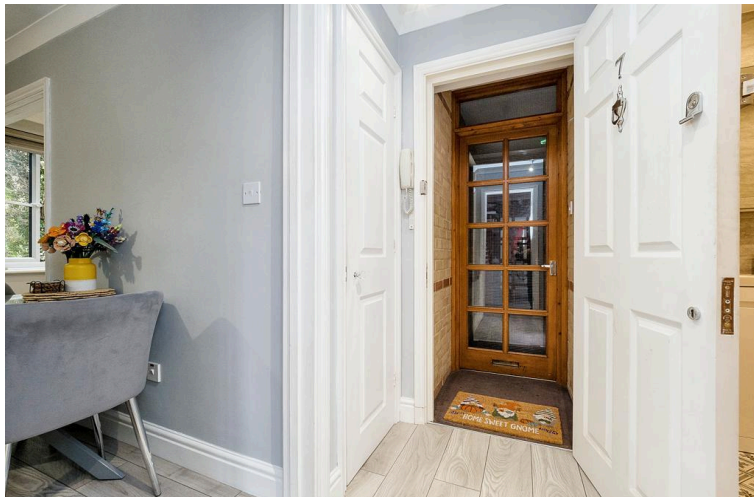
Lease Remaining: 95 Years

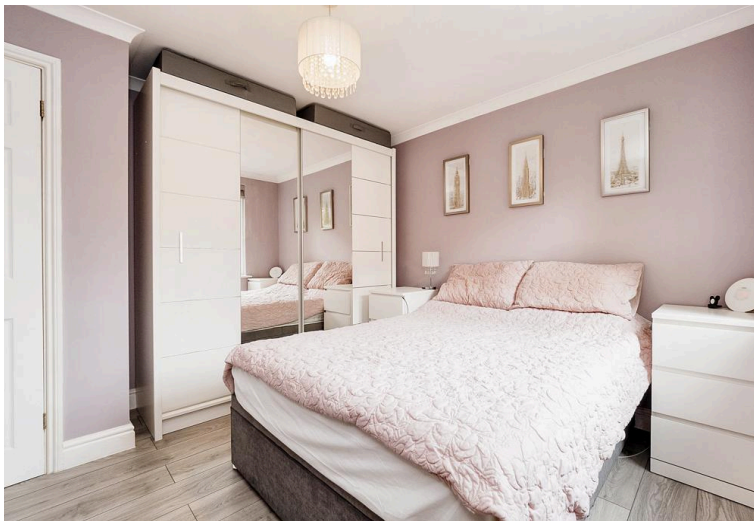
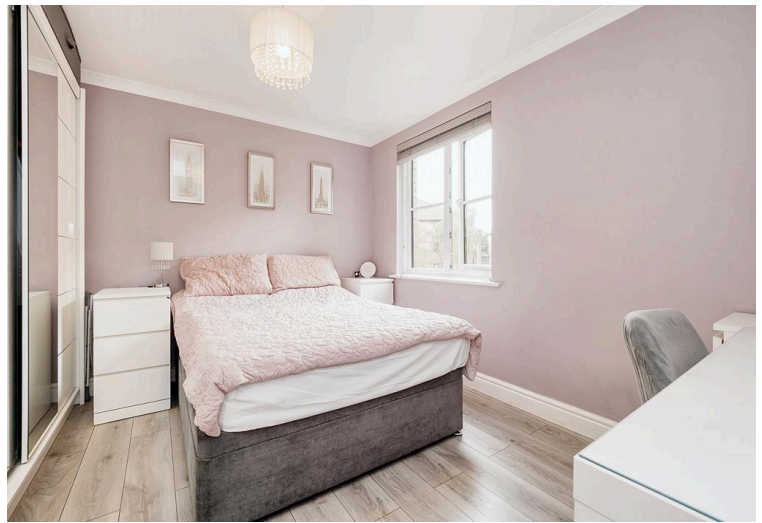
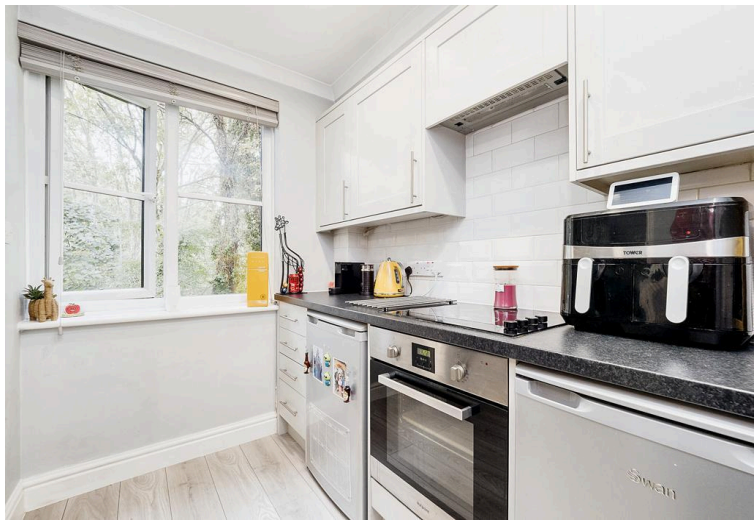
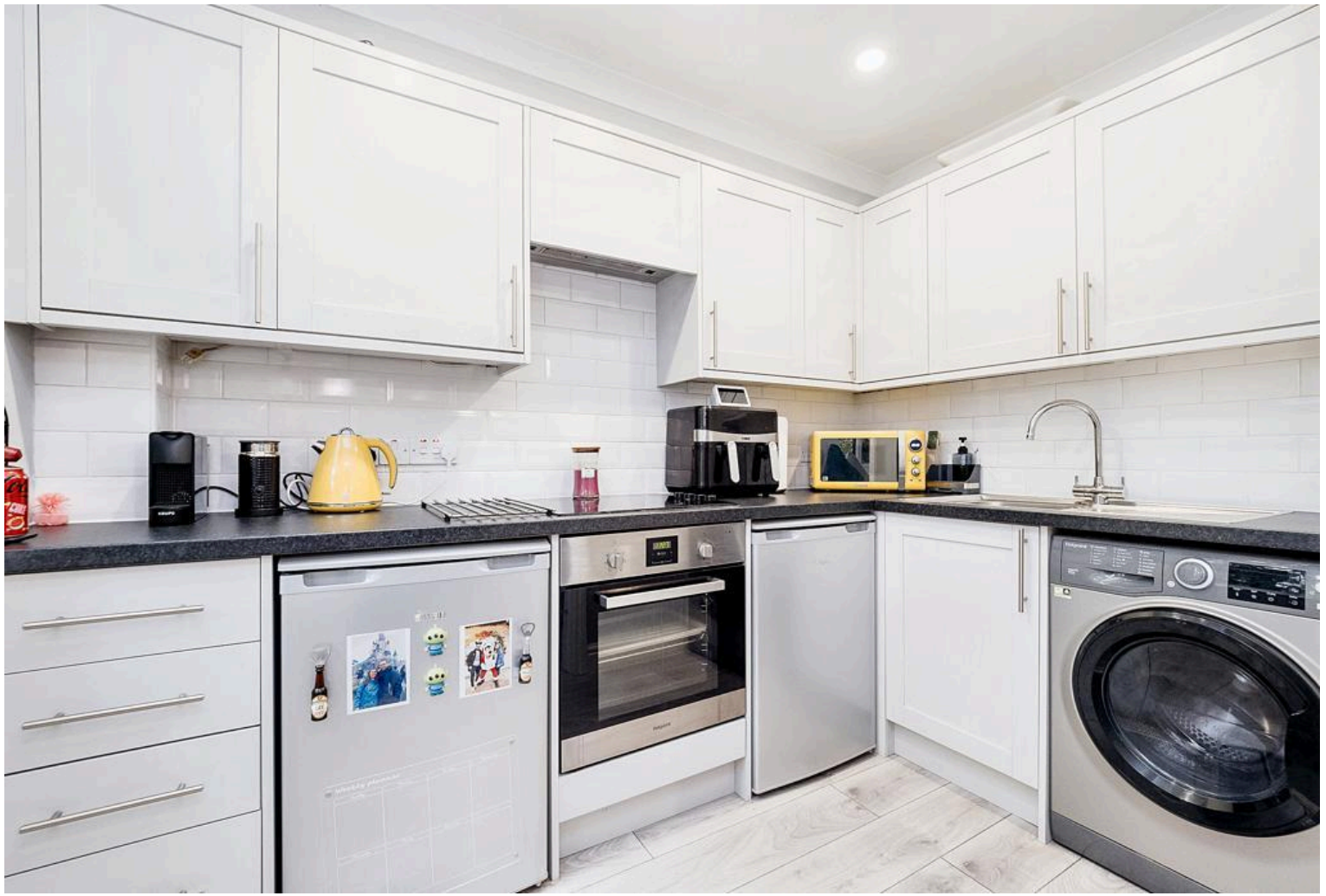
Service Charge: £2018 pa

Ground Rent: £200 pa increasing £50 every twenty five years

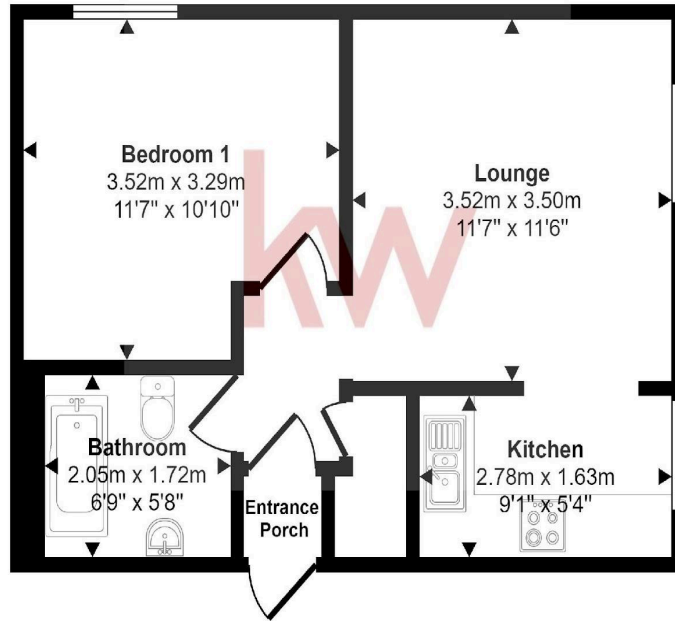
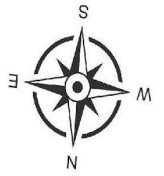
Council Tax Band: C

EPC: C





Approx Gross Internal Area
38 sq m / 405 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.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	69	69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property
to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.

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OPENING HOURS

LINES OPEN 9am - 6pm

