

# DURDEN & HUNT

INTERNATIONAL



## Fentiman Way, Hornchurch RM11

Offers Over £170,000

- Retirement Property For 60 And Over
- Lift In Block
- Great Central Position
- One Bedroom
- Communal Greenery
- Excellent Transport Links
- Open Plan Living And Dining Area
- Residential Parking

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# Fentiman Way, Hornchurch RM11

Retirement Property For 60 And Over – One Bedroom – Open Plan Living And Dining Area – Lift In Block – Communal Greenery – Residential Parking - Great Central Position – Excellent Transport Links



Council Tax Band: C



Durden and Hunt welcome to the market this one-bedroom retirement home for ages 60 and over in a great central position of Hornchurch.

Internally this property offers an open plan living and dining area with access to the modern kitchen. Further this property consists of one spacious bedroom with fitted wardrobes and a bathroom.

This property further boasts a lift in block, secure entry system, communal greenery areas and residential parking.

Ideally located close to local shops, schools and amenities as well as excellent transport links including M25, A127, Hornchurch District Line and Emerson Park Underground train station.

Consumer Protection from Unfair Trading Regulations 2008. Misrepresentations Act 1967. Property Misdescriptions Act 1991.

These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these

stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances.

Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.



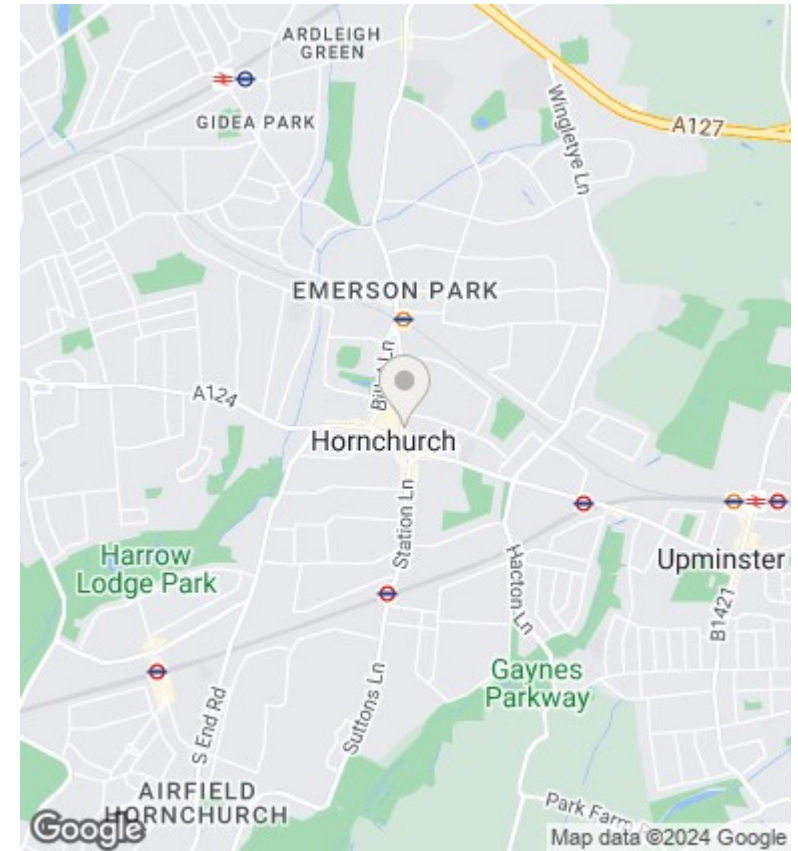


**Goldsmere Court**  
 Approx. Gross Internal Area 448 Sq Ft - 41.58 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



## Viewings

Viewings by arrangement only. Call 01708 202 777 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	