

# DURDEN & HUNT

INTERNATIONAL



## Larch Place, Romford RM3

Offers In Excess Of £360,000

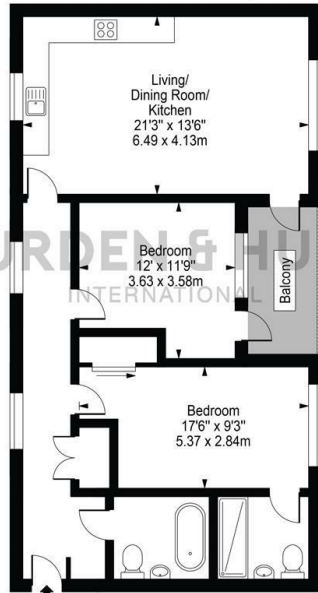
- Modern Development
- Private Balcony
- Second Double Bedroom
- First Floor Apartment
- Master Bedroom With En Suite
- Family Bathroom
- Excellent Transport Links
- Open Plan Kitchen, Dining And Living Room
- Secure Gated Parking

159 High Street, Hornchurch, Essex, RM11 3YD  
01708 202 777

hornchurch@durdenandhunt.co.uk  
<https://www.durdenandhunt.co.uk>

Violet Court,  
Larch Place

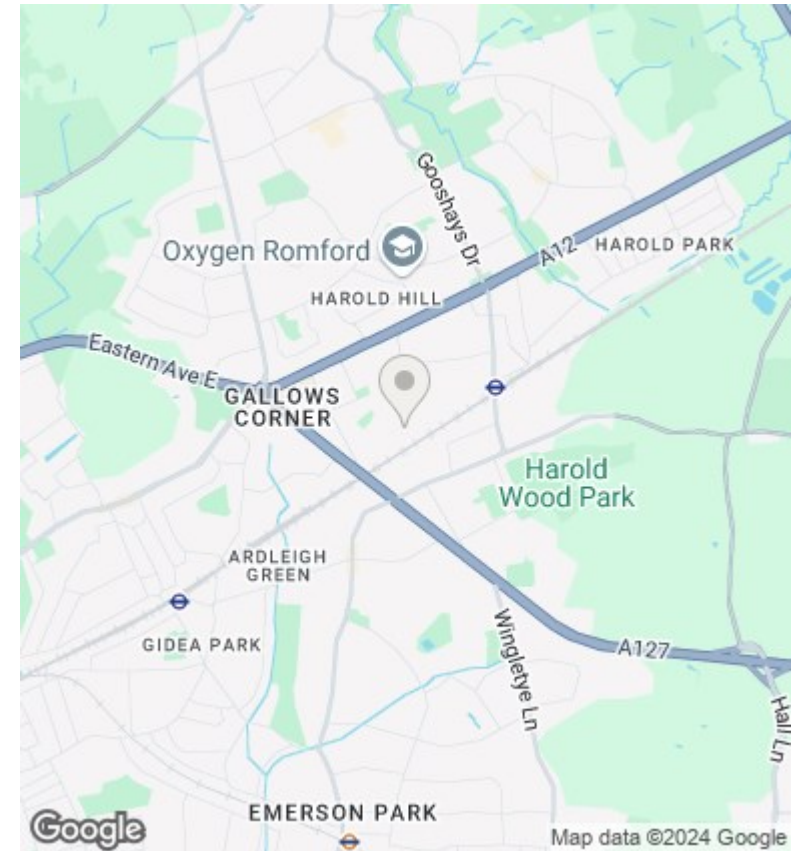
Approx. Gross Internal Area 850 Sq Ft - 79.00 Sq M



DURDEN & HUNT  
INTERNATIONAL

First Floor  
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

### EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	