

LEASEHOLD



Flat - Purpose Built

HERTFORD COURT VICARAGE LANE LONDON E6

Asking price

£225,000

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FEATURES

- One-Bedroom Ground Floor Flat
- Spacious Open-Plan Kitchen / Reception Room
- Double Glazing
- Electric Heating
- Direct Access to Communal Gardens
- Allocated Off-Street Parking
- Secure Intercom Entry



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1 Bedroom Flat - Purpose Built located in London

Entrance Hall

Accessed via a secure intercom system, the entrance hall offers a welcoming space upon entering the flat.

Kitchen/Reception Room

19'1" x 13'11"

Step into the generously sized, open-plan kitchen and reception room - a bright and welcoming space suited to everyday living. The room benefits from plenty of natural light through large windows overlooking the communal gardens.

The kitchen area features a practical range of fitted wall and base units, offering good storage space. It includes an integrated oven and hob, with room for other essential appliances. The flooring is laminate, easy to maintain and suited to kitchen use. While functional as it is, this area offers a great opportunity for a new owner to add their own style or improvements.

The reception area flows naturally from the kitchen, providing a flexible living space. There is ample room to arrange lounge furniture and a dining table comfortably. The carpeted reception area adds warmth to the room. With neutral decor throughout, it's a blank canvas offering the opportunity to personalise the space to your taste.

Bedroom

13'11" x 8'9"

This large master bedroom has a large window that fills the room with natural light. The room benefits from extensive fitted wardrobes and overhead storage cupboards, offering excellent built-in storage to keep the space tidy and organised. Soft carpeting and neutral decor provide a neat, ready-to-move-into feel, with plenty of scope for personal touches to make this room your own.

Bathroom

6'9" x 4'8"

A functional bathroom completes the accommodation, featuring a classic three-piece suite. It includes a panelled bath with an overhead shower and tiled surround, a low-level WC, and a pedestal wash hand basin with a mirror above. The walls are mainly tiled, offering a durable and easy-to-clean finish. While ready for immediate use, this room presents a great opportunity for a new owner to update and personalise the space to their own taste.

Communal Gardens

Residents have access to well-maintained communal gardens, offering a pleasant shared green space laid to lawn, ideal for relaxation and outdoor enjoyment.

Off-Street Parking

The property benefits from designated off-street parking, a valuable

asset in this busy urban location.



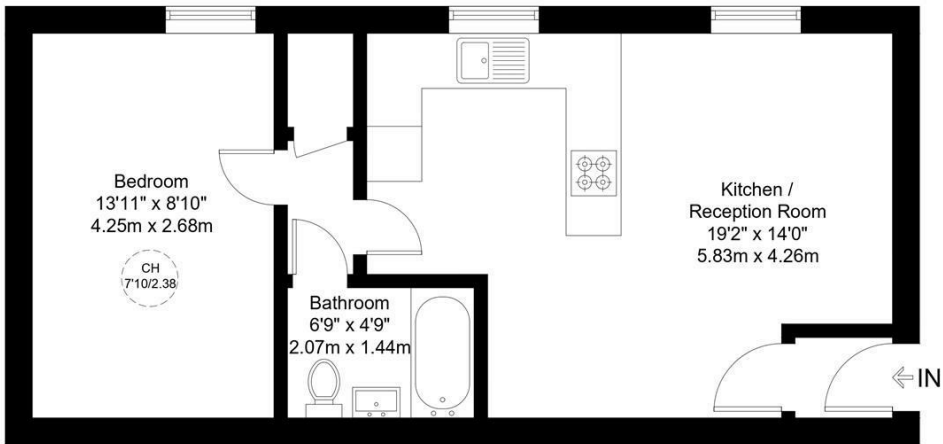
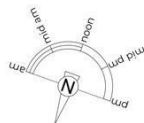
CITYMIZE | 208 HIGH ROAD, ROMFORD, LONDON, RM6 6LS

Call us on
02081 501577
Sales@citymize.com
citymize.com

Council Tax Band
B

Vicarage Lane, E6

Approximate Gross Internal Area = 40.6 sq m / 437 sq ft



Ground Floor
40.6 sq m / 437 sq ft



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors and the Total Gross Internal Area (GIA), are approximate. Maximum widths and lengths are represented on the floor plan. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

