

LEASEHOLD



Flat - Purpose Built

NORFOLK COURT, GLANDFORD WAY CHADWELL HEATH, RM6

Asking price

£275,000

FEATURES

- First-floor apartment (127-year lease)
- Spacious reception/dining room
- Generous private balcony
- Two bedrooms, both with fitted wardrobes
- Modern tiled shower room
- Practical fitted kitchen
- Double glazed, gas central heating



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2 Bedroom Flat - Purpose Built located in Chadwell

Entrance Porch / Landing

The property is accessed via a porch/landing, providing a secure entrance and featuring an attractive set of double doors leading into the main hallway.

Hallway

A welcoming hallway serves as the central hub of the home, providing access to all principal rooms, including the reception/dining room, kitchen, both bedrooms, and the shower room. It includes a valuable, practical fitted cupboard and ensures a natural, connected flow throughout the accommodation.

Reception / Dining Room

15'9"×14'9"

This bright and exceptionally spacious main room serves as the ideal lounge and dining area, thoughtfully designed for modern living. Finished with contemporary, low-maintenance laminate flooring, it enjoys an abundance of natural light throughout the day. A particular highlight is the direct access to the desirable spacious private balcony, seamlessly extending the living space outdoors and creating an inviting area for relaxation or entertaining.

Kitchen

10'4"×7'5"

The separate kitchen is a practical and well-arranged space, offering a straightforward layout suited to everyday use. It features a good

range of fitted wall and base units, providing ample storage and work surfaces, and is finished with practical tiled flooring.

Bedroom 1

14'10"×12'2"

The main bedroom is a generously proportioned and tranquil space, providing a peaceful retreat. It is finished with comfortable fitted carpeting and enjoys excellent natural light from two windows. A key feature is the substantial fitted wardrobe, offering valuable ready-made space.

Bedroom 2

10'5"×8'0"

The second bedroom is comfortably proportioned and neutrally presented, with fitted carpeting. It is a versatile space, equally suited as a children's room, guest room, or home office, and features a useful fitted wardrobe.

Shower Room

6'6"×5'6"

A well-maintained and practical shower room, featuring a walk-in shower with glass screen. It includes a low-level WC and a wash hand basin, and is finished with tiled flooring and complementary wall tiling, creating a clean and tidy appearance.

Balcony

9'1"×9'1"

Accessed directly from the reception/dining room, the spacious balcony provides a desirable piece of private outdoor space. It offers an ideal spot to relax, dine outdoors, or enjoy a morning coffee, with views over the communal grounds of the development.

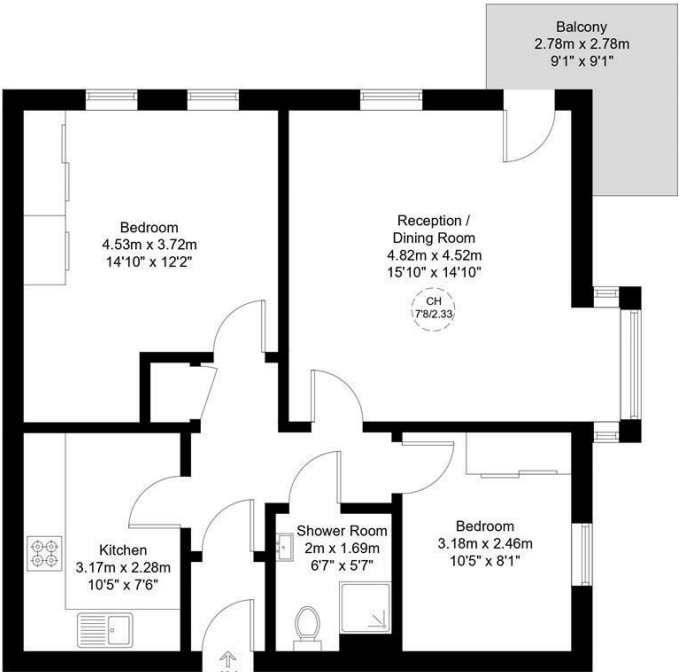
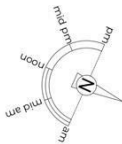


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Council Tax Band
C

Norfolk Court, RM6

Approximate Gross Internal Area = 63.2 sq m / 680 sq ft



First Floor
63.2 sq m / 680 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	80	82
(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.

