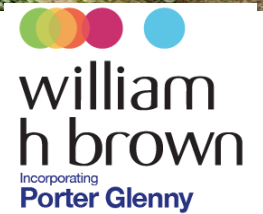




Norfolk Court Norwich Crescent, Chadwell Heath ROMFORD RM6 4UN



welcome to

Norfolk Court Norwich Crescent, Chadwell Heath ROMFORD

Two bedroom, first floor modern apartment with underground allocated parking.



Communal Entrance

Entrance via telephone door entry system or key fob.
Stairs to all floors

Entrance Hall

Five lock fire safe front door, Engineered wood floor, Radiator, Telephone door entry system. Storage cupboard. Doors to all rooms

Kitchen

8' 9" Max x 8' 1" Max (2.67m Max x 2.46m Max)
Double glazed window, Series of high and low level units. Gas hob, Electric Oven, Vinyl Flooring. Tiled Splash Back. Combination Boiler.

Lounge

14' 7" Max x 11' 1" Max (4.45m Max x 3.38m Max)
Double glaze window. Engineered wood floor, Radiator. Door to balcony, Broadband and telephone connection

Balcony

11' 2" Max x 4' 3" Max (3.40m Max x 1.30m Max)
Stainless steel black handrail, Reinforced glass. Non slip flooring

Bedroom One

11' 4" Max x 8' 9" Max (3.45m Max x 2.67m Max)
Double glazed window. Radiator. Carpet. Wardrobes

Bedroom Two

8' 8" Max x 7' 7" Max (2.64m Max x 2.31m Max)
Double glazed window. Carpet. Radiator

Bathroom

Frosted double glazed window. Part tiled walls, Vinyl floor, Low level flush toilet. Pedestal sink. Bath with mixer tap and shower attachment. Extractor Fan. Radiator



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welcome to

Norfolk Court Norwich Crescent, Chadwell Heath ROMFORD

- TWO BEDROOM APARTMENT
- FIRST FLOOR
- TELEPHONE DOOR ENTRY SYSTEM
- MODERN PRESENTATION
- UNDERGROUND SECURED PARKING

Tenure: Leasehold EPC Rating: B

£265,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GDP102741

This is a Leasehold property with details as follows; Term of Lease 150 years from 20 Dec 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
GDP102741 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown incorporating Porter Glenny is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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