



**Moreton Bay Apartments Southend Arterial Road, Romford RM2 6PN**

**welcome to**

**Moreton Bay Apartments Southend Arterial Road, Romford**

NO UPPER CHAIN!!! A very well presented and modern One Bedroom apartment boasting allocated parking and fully integrated kitchen and under floor heating throughout.



### **Entrance**

Communal Door Entry System, Stairs or Lift to Second Floor

### **Hallway**

Amtico Flooring, Under Floor Heating, Spot Lights, Storage Cupboard

### **Lounge/kitchen/diner**

18' 7" max x 15' 7" max ( 5.66m max x 4.75m max )

Lounge Area - Amtico Flooring, Under Floor Heating, Spot Lights, Patio Doors to Balcony, UPVC Window to Front Aspect.

Kitchen Area- Series of High and Low Level Units, Quartz Worktops, Integrated Appliances, Gas Hob, Electric Oven, Extractor Fan, Spot Lights

### **Bedroom**

15' 3" max x 9' 11" max ( 4.65m max x 3.02m max )

UPVC Window to Rear Aspect, Carpet, Under Floor Heating, Spot Lights

### **Bathroom**

Part Tiled Walls, Tiled Floor, Under Floor Heating, Spot Lights, Bath with Mixer Tap and Shower Attachment, Wall Mounted Vanity Sink, Low Level Flush WC, Light Up Mirror, Shaving Point, Heated Towel Rail



***check out more properties at*** [williamhbrown.co.uk](http://williamhbrown.co.uk)





welcome to

## Moreton Bay Apartments Southend Arterial Road, Romford

- Modern One Bedroom Apartment
- Second Floor
- Open Plan Living
- Under Floor Heating
- Balcony

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Oct 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£270,000**



Please note the marker reflects the  
postcode not the actual property

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
GDP102851 - 0008

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 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.

 **william h brown**  
Incorporating  
**Porter  
Glenny**



**01708 764418**



[gideapark@williamhbrown.co.uk](mailto:gideapark@williamhbrown.co.uk)



77 Main Road, ROMFORD, Essex, RM2 5EL



[williamhbrown.co.uk](http://williamhbrown.co.uk)