



Primula Court Safflower Lane, Romford RM3 0LQ

welcome to

Primula Court Safflower Lane, Romford

NO UPPER CHAIN! Modern ONE BEDROOM GROUND FLOOR APARTMENT very close to Harold Wood Elizabeth Line Station.

Entrance Hall

UPVC Front Door, Amtico Flooring, Storage Cupboard, Utility Cupboard, Radiator

Lounge / Diner Area

12' 2" x 11' 6" (3.71m x 3.51m)

UPVC Double Glazed Door & Window to Balcony, Amtico Flooring, Radiator

Kitchen Area

11' 8" x 9' 3" (3.56m x 2.82m)

Vinyl Flooring, Spot Lights, Series of High & Low Level Units, Double Oven, Induction Hob, Integrated Washing Machine & Dishwasher, Extractor

Bedroom

15' 9" Into Recess x 11' 8" Into Recess (4.80m Into Recess x 3.56m Into Recess)

UPVC Double Glazed Window to Front Aspect, Carpet, Built in Wardrobe, Radiator

Bathroom

Tiled Floor, Part Tiled Walls, Spot Lights, Bath with Mixer Tap & Shower Attachment, Wall Mounted Sink, Low Level Flush WC, Heated Towel Rail, Extractor

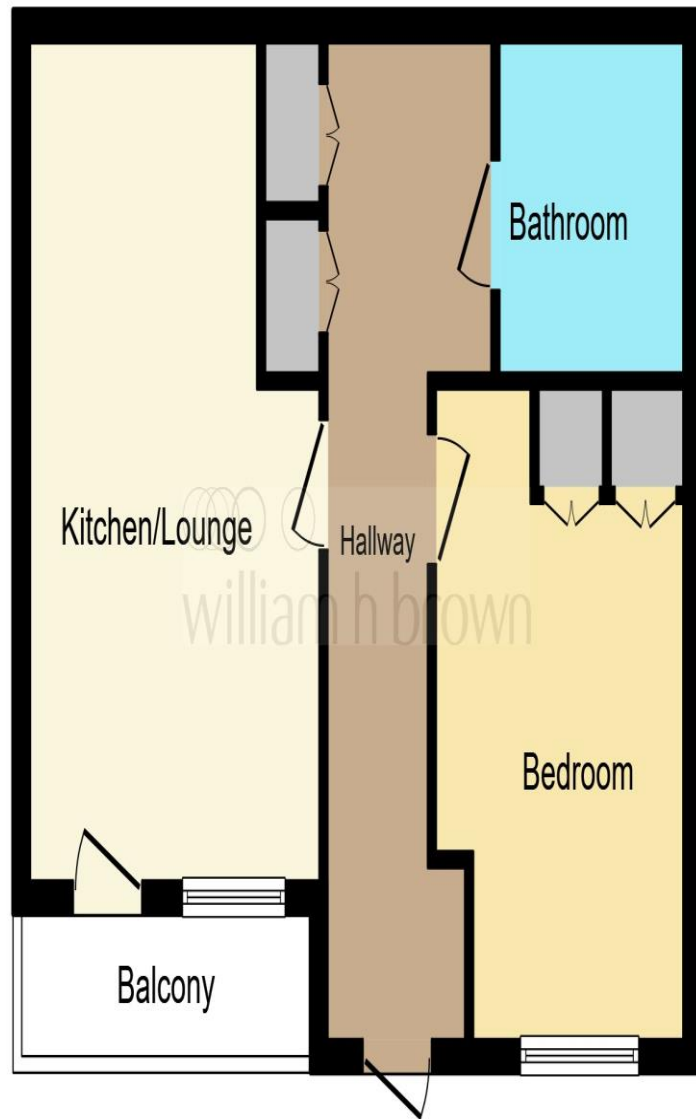
Public Notice

Flat 2, Primula Court, Safflower Lane, Romford, RM3 0LQ

We are acting in the sale of the above property and have received an offer of £270,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: B



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Romford

- NO UPPER CHAIN
- Ground Floor
- One Bedroom
- Open Plan Reception
- Allocated Parking

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£270,000



view this property online williamhbrown.co.uk/Property/GDP102878



Property Ref:
GDP102878 - 0009

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.

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