

The Gatehouse High Street, Romford RM1 1AN



## welcome to

# The Gatehouse High Street, Romford

£250,000--£275.000 TOWN CENTRE LIVING!!! A fantastic GROUND FLOOR, TWO BEDROOM apartment located on the very sought after 'BREWERY' development in Romford Town Centre with secured parking.













#### Entrance

Door Entry System, Secured Door Via Staircase

#### Entrance Hall Lounge

18' 3" max x 11' 3" max ( 5.56m max x 3.43m max ) Windows to Rear and Side aspect, Wood Flooring, Radiator

#### Kitchen

8' 7" max x 6' 10" max ( 2.62m max x 2.08m max ) Window to Rear Aspect, Series of High & Low Level Units, Spot Lights, Gas Hob, Electric Oven, Integrated Fridge/Freezer, Washing Machine Space, Vaillant Boiler

#### **Bedroom One**

11' 5" max x 9' 9" max ( 3.48m max x 2.97m max ) Window to Rear Aspect, Carpet, Radiator, Built in Wardrobes

#### **Bedroom Two**

9' 4" max x 8' 3" max ( 2.84m max x 2.51m max ) Window to Rear , Carpet, Radiator

#### Bathroom

Vinyl Flooring, Tiled Walls, Bath with Mixer Taps & Shower Attachment, Wall Mounted Sink, Low Level Flush WC, Heated Towel Rail, Extractor





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### Awaiting Photograph

# The Gatehouse High Street, Romford

- Two Double Bedrooms
- Ground Floor
- Town Centre Location
- Secured Private Parking
- Walking Distance to Station

#### Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Nov 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£250,000



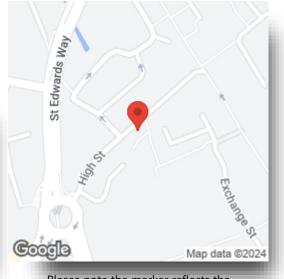


#### view this property online williamhbrown.co.uk/Property/GDP102853



Property Ref: GDP102853 - 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 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.



Please note the marker reflects the postcode not the actual property

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