



Challis Court Oaklands Avenue, Romford RM1 4FD

welcome to

Challis Court Oaklands Avenue, Romford

EXECUTIVE APARTMENT!!

TWO BEDROOM, TWO BATHROOM spacious modern apartment within walking distance of Romford Town Centre and Elizabeth Line Station.

Communal Entrance

Door Entry System with Stairs Leading to First Floor

Entrance Hall

Amtico Flooring, Video Door Entry Phone, Upright Radiator, Storage Cupboard

Lounge/ Dining Area

17' 7" x 14' 1" (5.36m x 4.29m)

UPVC Double Glazed Window to Front Aspect, Amtico Flooring, Radiator, Storage Cupboard

Kitchen Area

12' x 9' 4" (3.66m x 2.84m)

UPVC Double Glazed Window to Side & Rear Aspect, Amtico Flooring, Granite Worktops, Series of High & Low Level Units, Integrated Oven, Microwave, Induction Hob, Dishwasher, Washing Machine, Fridge/Freezer, Radiator

Bedroom One

11' 11" x 11' 1" (3.63m x 3.38m)

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

En Suite

UPVC Double Glazed Frosted Window to Front Aspect, Vinyl flooring, Shower Enclosure with Drying Area & Rainfall Head, Vanity Sink, Low Level Flush WC, Extractor Fan, Heated Towel Rail, Shaving Point

Bedroom Two

12' 2" x 8' 10" (3.71m x 2.69m)

UPVC Double Glazed Window to Rear Aspect, Carpet, Radiator

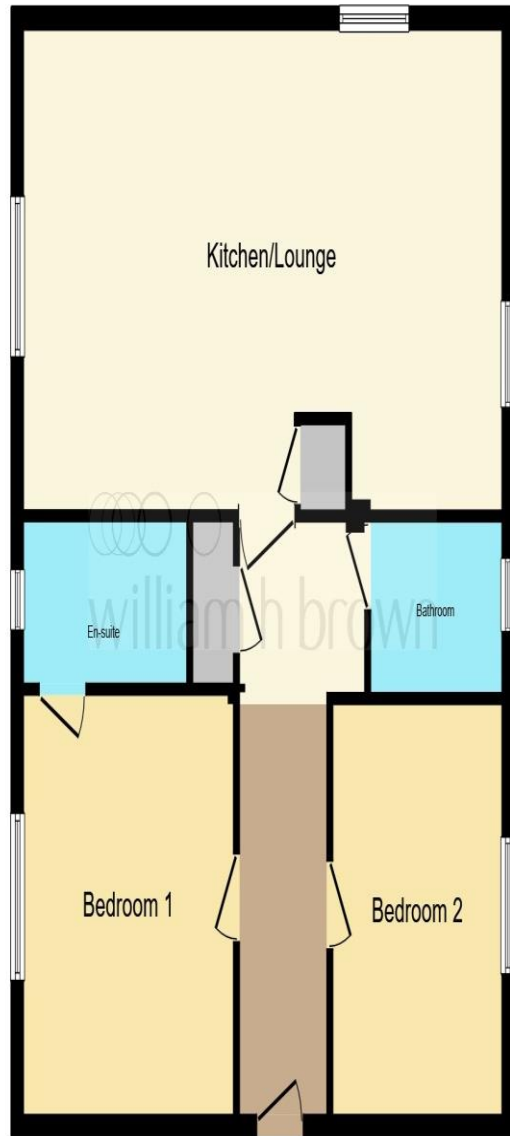
Bathroom

UPVC Double Glazed Frosted Window to Rear Aspect, Vinyl flooring, Part Tiled Walls, Q Shape Bath

with Mixer Taps & Shower Attachment, Vanity Sink, Low Level Flush WC, Extractor Fan, Heated Towel Rail, Shaving Point

Outside

Communal Gardens & Allocated Parking Space



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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Challis Court Oaklands Avenue,
Romford

- MODERN APARTMENT
- TWO DOUBLE BEDROOMS
- EN SUITE
- OPEN PLAN
- GATED ALLOCATED PARKING & GATED GARDEN

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£350,000



view this property online williamhbrown.co.uk/Property/GDP102948



Property Ref:
GDP102948 - 0006

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.

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