



**Firbank Road, Romford, RM5 2TP**



**welcome to**

**Firbank Road, Romford**

**\*GROUND FLOOR 2 BED FLAT WITH 120 YEAR LEASE\***

Well-located with transport links, this ground-floor flat offers a lounge with balcony, sleek kitchen, two double bedrooms with storage, a modern bathroom and communal garden. Close to schools and amenities.





### **Lounge**

11' 2" x 16' 3" ( 3.40m x 4.95m )

### **Kitchen**

13' 11" x 8' 8" ( 4.24m x 2.64m )

### **Bedroom 1**

12' 2" x 8' 6" ( 3.71m x 2.59m )

### **Bedroom 2**

13' 1" x 9' ( 3.99m x 2.74m )

### **Bathroom**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Firbank Road, Romford

- GROUND FLOOR
- TWO DOUBLE BEDROOMS
- BALCONY
- COMMUNAL GARDENS
- CLOSE TO LOCAL TRANSPORT LINKS

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1560.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Sep 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £250,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/GDP103500](http://williamhbrown.co.uk/Property/GDP103500)



Property Ref:  
GDP103500 - 0003

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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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