



## Gibson Court, Regarth Avenue, Romford

£140,000



- No onward chain
- A fantastic size first floor two bedroom apartment located in a highly desirable over 60's retirement complex
- Excellent location for Romford town centre and all local amenities
- Lovely size lounge/diner, modern kitchen and well presented shower room
- 24 hour Appello call system throughout the flat
- Secure intercom entry system
- Lift access
- Beautifully maintained communal gardens, communal lounge and laundry room
- Secure gated complex with parking facilities



Located in the heart of Romford, on Regarth Avenue, Gibson Court presents a wonderful opportunity for those over 60 looking for a spacious retirement apartment. This delightful flat boasts two bedrooms, ideal for hosting guests along with a well-appointed shower room and modern kitchen.

The property features a cosy lounge/diner, perfect for relaxing after a day exploring the nearby Romford town centre, which offers a plethora of local amenities just a stone's throw away.

One of the standout features of this property is the beautifully maintained communal gardens, providing a serene setting for morning strolls or afternoon tea. For added peace of mind, the secure gated access ensures a sense of security and privacy.

Additional benefits include lift access, secure intercom entry system, communal lounge and laundry room.

Moreover, the 24-hour emergency Appello call system throughout the flat offers reassurance and safety for residents. With no onward chain, this flat is ready to become your new home sweet home. Don't miss out on this fantastic opportunity to enjoy retirement living in a convenient and charming setting.

Enter the building via secure intercom entry. Storage cupboard. Airing cupboard.

Shower room comprises, shower cubicle fitted with Mira shower. Wash hand basin and low level WC. Part tiling to walls.

Bedroom one 12'4 x 9'4 double glazed window. Fitted wardrobes.

Bedroom two 10'5 x 7'7 double glazed window.

Lounge 14'0 x 11'9 double glazed window. Feature fireplace.

Kitchen 11'9 x 6'0 double glazed window. Wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Electric hob, electric oven to remain. Space for appliance.

Further Details:

Emergency Pull Cords system available

Lift Service

Communal Laundry Room

Guest suite

Communal Lounge

Communal Parking

Service Charge: Approximately £1,224.00 per annum

Length of Lease: Approximately 77 years remaining.

Council Tax Band: C

Local Authority: Havering

Disclaimer: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floor plans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.



## Local Life

Romford is a large town in East London and the administrative centre of the London Borough of Havering. It is located 14.1 miles northeast of Charing Cross and offers easy access to A13/M25 road links. Romford market is one of the oldest markets, ideal for shopping or grab a bite to eat in the fabulous indoor shopping centre. Queen's Hospital was built on the site of the former Oldchurch Park, a short distance south of the town centre.



Floor Plan



