

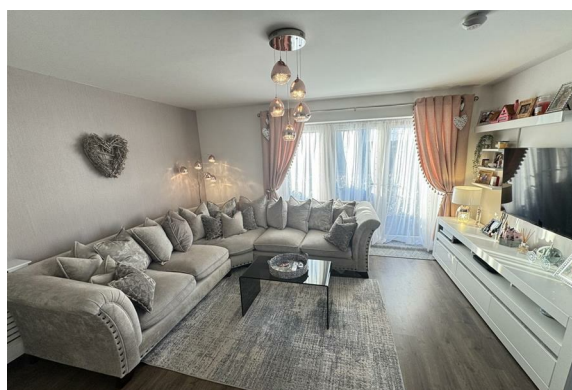


Barwell House, Gladiator Way, Hornchurch

£100,000



- Immaculately presented two bedroom apartment
- Fantastic size spacious property
- 25% shared ownership
- Approximately 0.5 miles to Hornchurch railway station
- Larger than average parking space
- Entrance hall, open plan lounge/kitchen
- Two bedrooms
- Three piece bathroom
- Plenty of storage space including cycle storage
- Disability friendly apartment with wider doors and hallways



Located in the desirable area of Gladiator Way, Hornchurch, this immaculately presented two-bedroom flat is a true gem, located on the first floor with lift access offered for sale with 25% shared ownership. Benefitting with no onward chain! Boasting a fantastic layout, the property features a spacious lounge that seamlessly connects to a modern kitchen, creating an inviting space for both relaxation and entertaining.

The two well-proportioned bedrooms provide ample room for comfort, while the family bathroom is thoughtfully designed to meet all your needs. Storage will never be an issue here, as the flat offers plenty of storage options, ensuring a clutter-free living environment. Additionally, the property includes convenient cycle storage and a larger than average allocated parking space, making it ideal for those with vehicles or a penchant for cycling.

Situated approximately 0.5 miles from Hornchurch train station, this flat offers excellent transport links, making it perfect for commuters or those who enjoy exploring the wider area. With its modern finishes and thoughtful design, this property is not just a place to live, but a place to call home. Whether you are a first-time buyer or looking to downsize, this flat presents an exceptional opportunity in a sought-after location. Don't miss your chance to view this delightful property.

Enter the building via secure intercom entry.

Spacious entrance hall gives access to all rooms. Storage cupboards.

Bedroom one 13'4 x 10'3 double glazed window.

Bedroom two 12'11 x 12'5 double glazed window.

Bathroom comprises white panel bath fitted with shower and glass splash screen door. Wash hand basin and WC. Part tiling to walls.

Lounge /diner 14'8 x 12'4 gives access to balcony, double glazed window. Wooden style flooring throughout.

Balcony is a perfect seating area.

Kitchen 12'5 x 10'5 range of wall and base mounted units with matching storage drawers and under unit lighting. Work surfaces housing sink drainer with swan neck mixer tap. Electric hob, oven and extractor hood to remain.

Further Details:

Council Tax Band: D

Local Authority: Havering

Length of Lease: 994 years

Monthly service Charge: £312.55

Rent: £939.37 25% shared ownership

Freeholder: Home Group

Larger than average allocated parking space

Cycle storage

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.

Floorplans 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

Hornchurch is a suburban town in East London, England, and part of the London Borough of Havering. It is located 15.2 miles east-northeast of Charing Cross. It comprises a number of shopping streets and a large residential area. The whole area was included in the London Borough of Havering in 1965 and it was administratively transferred from Essex to Greater London.



Floor Plan

