



## London Road, Romford

Guide Price £180,000



- Well presented studio apartment offered for sale with secure intercom entry system
- Ideal property for first time buyers or investment opportunity
- Located close to Romford Town Centre, Railway Station and A12/M25 road links
- Modern decor throughout
- Entrance hall, bathroom open plan lounge/kitchen/diner/bedroom
- 993 year lease remaining



**GUIDE PRICE £180,000 - £200,000**

Located on London Road in the vibrant area of Romford, this charming studio flat presents an excellent opportunity for first-time buyers and savvy investors alike. With its modern decor and thoughtful layout, this property is designed for comfortable living.

Upon entering, you are greeted by a secure intercom entry system, ensuring peace of mind. The entrance hall leads you into a spacious open-plan lounge, dining, and bedroom area, perfect for both relaxation and entertaining. The well-appointed bathroom adds to the convenience of this delightful home.

The studio flat is ideally situated just a stone's throw from Romford Town Centre, providing easy access to a variety of shops, restaurants, and local amenities. For those who commute, the property boasts excellent transport links, with the A12 and M25 nearby, as well as Romford railway station within easy reach, making travel to London and beyond a breeze.

With a generous 993 years remaining on the lease, this property is not only a lovely home but also a sound investment for the future. Whether you are looking to step onto the property ladder or expand your investment portfolio, this studio flat on London Road is a must-see. Don't miss the chance to make this modern and conveniently located property your own.

Enter the building via secure intercom entry.

Spacious entrance hall gives access to all rooms.

Shower room comprises larger than average shower, vanity wash hand basin and WC. Tiling to walls. Tiled flooring. Heated towel rail.

Open plan lounge/diner/kitchen/bedroom 29'6 x 18'1 two double glazed windows. Wooden style flooring. Smooth ceiling with spotlighting.

Kitchen offers wall and base mounted units with matching storage drawers and under unit lighting. Work surfaces housing sink drainer. Electric hob and encased electric oven to remain. Space for other appliances. Continuation of wooden style flooring.

Further Details:

Length of Lease: 993 years remaining

Ground Rent: £200.00 per annum

Service Charge: £1,250.00 per annum

Council Tax Band: B

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.

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

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 F



