

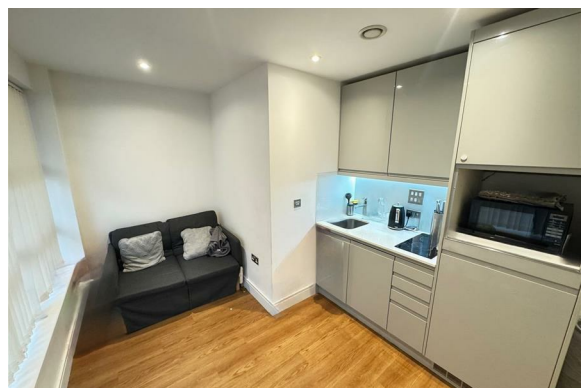


London Road, Romford

Guide Price £200,000



- Well presented throughout
- Ground floor one bedroom apartment with secure intercom entry
- Lease approximately 994 years remaining
- Development converted from office block in 2020
- Approximately 0.4 miles to Romford train station and Town Centre
- Ideal first time purchase or investment opportunity
- Communal entrance hall, hallway, lounge/kitchen, double bedroom and three piece shower room
- Allocated parking



GUIDE PRICE: £200,000 - £220,000

Located on London Road in Romford, this well-presented ground floor one-bedroom flat offers a perfect blend of modern living and convenience. Converted from an office block in 2020, the property boasts a secure intercom entry system, ensuring peace of mind for residents.

Upon entering, you are welcomed into a communal entrance hall that leads to your private hallway. The spacious lounge and kitchen area is designed for both relaxation and entertaining, providing a comfortable space to unwind after a long day. The double bedroom is generously sized, offering ample room for furnishings and personal touches. Completing the accommodation is a stylish three-piece shower room, designed with contemporary fittings.

With approximately 994 years remaining on the lease, this flat presents an excellent opportunity for first-time buyers or investors looking to expand their portfolio. The property also benefits from allocated parking, a valuable asset in this bustling area.

Conveniently located just 0.4 miles from Romford train station and the town centre, residents will enjoy easy access to a variety of shops, restaurants, and local amenities. This flat is not just a home; it is a lifestyle choice, combining comfort, style, and accessibility in one attractive package. Don't miss the chance to make this delightful property your own.

Enter the property via secure intercom entry into communal entrance hall.

Hallway gives access to all rooms. Storage cupboard.

Bedroom 12'1 x 8'4 (3.69m x 2.58m) double glazed window. Wooden style flooring.

Shower Room comprises larger than average shower. Vanity wash hand basin and WC. Tiling to walls. Tiled flooring.

Lounge/Kitchen 14'2 x 9'5 (4.34m x 2.91m) double glazed window. Wooden style flooring. Spotlighting.

Kitchen wall and base mounted units with matching storage drawers and under unit lighting. Work surfaces housing sink drainer. Hob to remain. Continuation of flooring.

The property also has an allocated parking space.

Further Details:

Length of Lease: 994 years remaining

Ground Rent: £105.00 paid 6 monthly

Annual Service Charge: £1,438.00

Freeholder: tbc

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.

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.

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £60.00 plus VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.



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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.



Ground Floor



