



## Rose Court Dolphin Approach, Romford – RM1 3AW

£305,000 Leasehold

RETIREMENT FLAT • GROUND FLOOR • SECURE GATED • ALLOCATED PARKING • CLOSE TO TOWN CENTRE AND AMENITIES • CLOSE TO TRANSPORT LINKS • CHAIN FREE



Situated in a sought-after retirement development, this ground floor 2 bedroom flat offers comfortable and convenient living. The property boasts a spacious living room, a fully fitted kitchen, two well-proportioned bedrooms, and a modern bathroom. The living room is flooded with natural light and provides a welcoming space to relax and entertain guests. The kitchen is equipped with all the necessary appliances and plenty of storage space, making meal preparation a breeze. With the added convenience of allocated parking within the secure gated grounds, residents can rest assured that their vehicles are safe and easily accessible. This chain-free property is ideal for those looking to downsize and enjoy the benefits of low-maintenance living, while still being close to the hustle and bustle of the town centre and its plethora of amenities. Additionally, the property's proximity to transport links ensures easy access to surrounding areas, making it a desirable location for those looking to remain connected to the wider community.

The charming outside space of this property includes well-maintained communal gardens, providing a tranquil setting for residents to enjoy the outdoors and socialise with neighbours. Whether it's a morning stroll or an afternoon tea, the communal gardens offer a peaceful retreat from the daily routine. The secure gated grounds ensure privacy and security, allowing residents to feel at ease while enjoying the fresh air and greenery. With allocated parking available, residents can easily access their vehicles and explore the nearby attractions or simply run errands without the hassle of searching for parking. This outside space is a valuable addition to the property, offering a balance of tranquillity and convenience for those looking to enjoy a relaxed and comfortable lifestyle in a vibrant community setting.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



**Hallway**

**Lounge**

17' 10" x 17' 0" (5.43m x 5.17m)

**Kitchen**

8' 7" x 7' 10" (2.62m x 2.38m)

**Bedroom**

14' 8" x 8' 4" (4.47m x 2.55m)

**Bedroom**

13' 1" x 7' 3" (3.98m x 2.22m)

**Bathroom**

9' 2" x 7' 2" (2.79m x 2.19m)

Approx Gross Internal Area  
63 sq m / 683 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.