



**Riverside Close Romford RM1 1EQ**

**Two Double Bedroom Ground Floor Apartment With An Allocated Parking Space £275,000 L/H**

We are delighted to offer this two-bedroom ground floor apartment in Derwent Court, Romford RM1. Boasting an impeccable blend of style and convenience, this residence offers two double bedrooms, a spacious lounge featuring a Juliet balcony, and the added bonus of an allocated parking space.

Entertain in style or unwind in the inviting ambiance of a spacious lounge that opens up to a charming Juliet balcony. Enjoy the perfect blend of indoor and outdoor living in a modern setting.

Convenience is paramount with your own allocated parking space, ensuring stress-free access and security for your vehicle.

Situated in close proximity to Romford Town Centre and the Brewery Shopping Centre, this residence offers the ideal combination of tranquillity and easy access to urban amenities.



### Entrance Via:

communal door to communal hallway - door to

### Hallway

wall mounted entryphone - storage cupboard housing water tank - wall mounted electric heater - power points - wood effect floor covering

### Bedroom Two



double glazed window- built in wardrobe - wall mounted electric heater - power points - carpet to remain

### Bathroom



obscure double glazed window - ceiling mounted extract fan - three piece suite comprising of a panel enclosed bath with mixer taps and shower over - pedestal wash basin - low flush w/c - shaver point - tiled splash backs - heated towel rail - tiled flooring

### Kitchen



double glazed window - range of eye and base level units incorporating a one and a half bowl stainless steel sink with

mixer taps and drainer - built in oven with four point hob and extractor fan over - space and plumbing for washing machine - space for fridge/freezer - splash back - powerpoints - wood effect flooring

### Kitchen



### Living Room



double glazed double door to Juliet balcony - wall mounted electric heater - power points - wood effect floor covering

## Living Room



## Main Bedroom



double glazed window - built in wardrobe - wall mounted electric radiator - power points - carpet to remain.

### Additional Information:

The lease has 104 Years remaining.

The current service charge is £1200 per annum and is reviewed yearly.

The ground rent is £175 per annum and is reviewed every 25 years at which point it will double, the next increase is due in 2031

Council Tax London Borough of Havering Band C

Parking: Allocated Parking Space

Accessibility: The property is situated on the ground floor

An Ofcom online search shows that there is voice and data coverage via the following mobile networks: EE, Three, O2 and Vodafone.

An Ofcom Online search shows that standard and superfast broadband is available. Ultrafast broadband is not available.

This checker shows the predicted broadband and mobile coverage availability and performance at your address. Please make your own enquiries prior to making an offer.

The Property has Mains electric, Mains water, mains sewerage and is heated via electric heaters.

Please note: the figures and information quoted above have been provided by the seller and documentary proof is awaited.

### Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

### Mortgage

We offer a full range of mortgage and financial advice. Please call to discuss your requirements.

### Opening hours

Monday and Friday: 8.30 am - 6.00 pm

Tuesday to Thursday: 8.30 am - 7.00 pm

Saturday: 9.30 am - 5.00 pm

### Referral Services

David Daniels can recommend a conveyancer and an

independent financial advisor for you if required. These recommendations come from companies that we have worked with and have found to be efficient and reliable.

David Daniels will receive a referral fee from the below companies should you take up the services, these are as follow and will not impact upon the quotes you are given:

Sweeney Miller Solicitors & Knight Richardson Solicitors  
£240.00 INC VAT.

Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

Please get in touch should you require a quotation and we will be pleased to organise this for you.

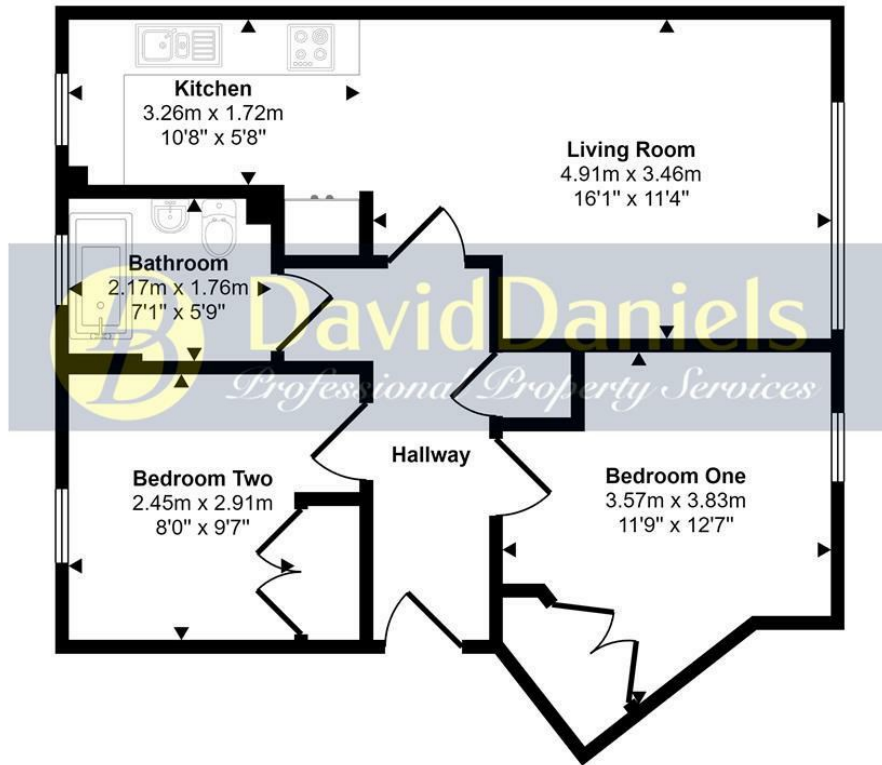
### Viewing

To view this property please call us to make an appointment on 020 8555 3521.

### Kitchen



Approx Gross Internal Area  
57 sq m / 613 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.

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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 66                      | 78        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |



**Stratford Office:**  
49c Leytonstone Road, Maryland Point, Stratford. London E15 1JA  
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