



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Rose Lane, Romford



Morgan Brookes believe - This superbly located ground floor apartment offers an excellent opportunity to both first time buyers or a buy to let investor alike! The property internally offers spacious accommodation throughout comprising of a modern living room, large kitchen, study with balcony, two double bedrooms & a three piece bathroom suite.

Our sellers love - The convenient location which offers great amenities within walking distance, local spots for moments of leisure & easy transport links including the A12, A127 & M25!

Key Features

- Superb Ground Floor Apartment.
- Two Double Bedrooms.
- Modern Living Room & Study.
- Three Piece Bathroom Suite.
- Balcony, Communal Garden & Parking.
- Convenient Romford Location.
- Easy Access to Major Transport Links.
- Call Morgan Brookes Today.

£245,000

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morganbrookes.co.uk

Rose Lane, Romford

Entrance

Wooden obscure windowed door leading to:

Entrance Hallway

14' 9" x 2' 9" (4.49m x 0.84m)

Radiator, wood effect flooring, doors leading to:

Living Room

10' 5" x 9' 4" (3.17m x 2.84m)

Double glazed window to front aspect, radiator, smooth ceiling, wood effect flooring.

Kitchen

9' 11" x 8' 6" (3.02m x 2.59m)

Double glazed window to front aspect, a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, space for cooker, space & plumbing for appliances, smooth ceiling, part tiled walls, laminate flooring.

Master Bedroom

11' 7" x 10' 11" (3.53m x 3.32m)

Double glazed window to front aspect, radiator, smooth ceiling, carpet flooring.

Bedroom/Study

11' 2" x 7' 1" (3.40m x 2.16m)

Smooth ceiling, wood effect flooring, double glazed french doors leading to:

Balcony

Laid to artificial lawn.

Family Bathroom

6' 3" x 6' 3" (1.90m x 1.90m)

Obscure double glazed window to front aspect, panelled bath incorporating raised shower system over, shower screen, wash hand basin, low level W/C, smooth ceiling, part tiled walls, laminate flooring.

Second Bedroom

13' 5" x 7' 11" (4.09m x 2.41m)

Double glazed windows to side aspect, radiator, smooth ceiling, wood effect flooring.

Communal Garden

Mainly laid to lawn, paved washing area, shed.

Additional Information

Council Tax Band: B

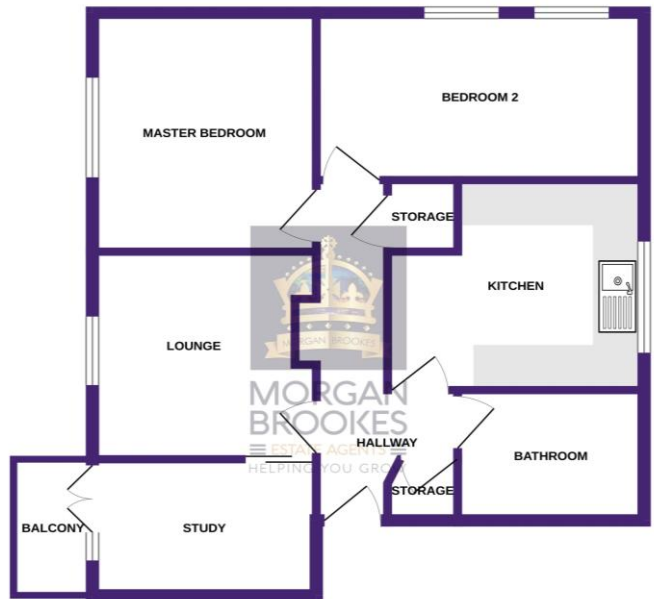
Length Of Lease: 95 Years Remaining

Ground Rent & Service Charge: £85.00 PCM

Ground Rent Reviewed: TBC

Service Charge Reviewed: TBC

GROUND FLOOR



MORGAN BROOKES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MyPlan (2022)

Local Authority Information

Barking & Dagenham London Borough Council

Council Tax Band: B

01268 755626

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£245,000

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.