



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Riverside Close, Romford



Morgan Brookes believe – This modern apartment block is positioned within a short distance of Romford Mainline Station, the High Street and Market Square. The accommodation comprises of a living/dining room, kitchen, two double bedrooms and a family bathroom, fitting for a small family or couple alike!

Our Sellers love – Enjoying the green space of Jubilee Park and having easy, direct access links into the City.

Key Features

- Modern Apartment Block.
- Two Bedrooms.
- Contemporary Living Room & Kitchen.
- Allocated Parking Space.
- Desirable Romford Location.
- Within Close Proximity To Local Amenities.
- Walking Distance To Romford Train Station.
- Call Morgan Brookes Today.

£300,000



Riverside Close, Romford

Entrance

Wooden door leading to:

Entrance Hallway

8' 2" x 4' 3" (2.49m x 1.29m)

Fitted storage cupboard, radiator, smooth ceiling, wood effect flooring, leading to:

Inner Hallway

10' 6" x 3' 5" (3.20m x 1.04m)

Smooth ceiling, wood effect flooring, doors leading to:

Kitchen

10' 7" x 6' 5" (3.22m x 1.95m)

Double glazed window to side aspect, a range of base & wall mounted units, roll top work surfaces incorporating sink & drainer, four point gas hob incorporating extractor fan over, space & plumbing for appliances, smooth ceiling incorporating inset downlights, wood effect flooring.

Dining Room

11' 7" x 7' 10" (3.53m x 2.39m)

Radiator, smooth ceiling, wood effect flooring.

Living Room

13' 0" x 9' 5" (3.96m x 2.87m)

Double glazed door leading to Juliet balcony, smooth ceiling, wood effect flooring.

Master Bedroom

16' 7" x 9' 4" (5.05m x 2.84m)

Double glazed window to side aspect, fitted storage cupboard, smooth ceiling, wood effect flooring.

En Suite

4' 10" x 7' 8" (1.47m x 2.34m)

Shower cubicle, raised shower system, extractor fan, wash hand basin, low level W/C, smooth ceiling incorporating inset downlights, tile flooring.

Second Bedroom

8' 5" x 8' 0" (2.56m x 2.44m)

Double glazed window to side aspect, radiator, fitted storage cupboard, smooth ceiling, wood effect flooring.

Family Bathroom

7' 3" x 5' 9" (2.21m x 1.75m)

Paneled bath, raised shower system, low level W/C, wash hand basin, smooth ceiling incorporating inset downlights, tile flooring.

Front Of Property

Modern block flat, one allocated parking space.

Additional Information

Council Tax Band: C

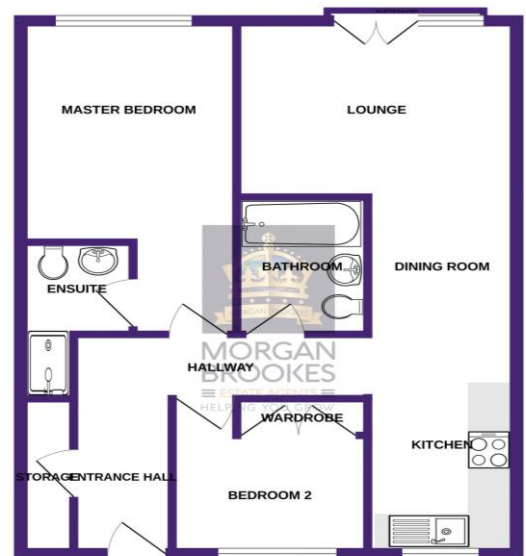
Length Of Lease: 107 Years

Ground Rent: £87.50 (PA)

Ground Rent Reviewed: TBC

Service Charge: £2,715.21 PA

Service Charge Reviewed: TBC



MORGAN BROOKES

TOTAL FLOOR AREA - 603 sq.ft. (55.8 sq.m.) approx.
(While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, elevations, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 is given as to their operability or efficiency can be given.
Made with floorplan 02/23

Local Authority Information
Havering London Borough Council
Council Tax Band: C

01268 755626

morganbrookes.co.uk

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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.