Lot 220

16 Ampthill House, Montgomery Crescent, Romford, Essex, RM3 7TA

Upon Instruction of Countrywide

- **Leasehold ground floor flat**
- **88 years remaining on lease**



All enquiries Ref: Meghan Mamo

Location:
The property is located on Montgomery Crescent. Shopping amenities can be found locally within Romford Town Centre to the south west and Hornchurch Town Centre to the south with a further range of amenities found within Central London located to the south west. Public transport links are available at Harold Wood London Underground Station (Elizabeth Line) and Emerson Park London Overground Station, along with a network of local bus services serving the surrounding areas. The property is served by road links including the A12 to the north and A127 both lying to the south. Recreational pursuits can be found locally.

Accommodation:
One bedroom, reception room, kitchen, bathroom/wc

EPC Rating: D

Council Tax Band: A

Lease:
Held on a lease for a term of 125 years from 09/10/1989 at a ground rent of £TBC per annum.

To view:
By arrangement with the auctioneers.