



Rowden Court, Spitfire Approach, Hornchurch, RM12
Guide Price £300,000 - £325,000

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

Situated just 0.4 miles from Hornchurch District Line Station, and within easy reach of Hornchurch Country Park and reputable local schools, this beautifully presented ground floor one-bedroom apartment offers stylish living in a highly sought-after location.

Accessed via an entry system, the property welcomes you into a spacious entrance hall with useful built-in storage cupboards.

The spacious open-plan kitchen / reception room is flooded with natural light, creating a bright and inviting living space. The modern fitted kitchen is stylishly appointed with a range of wall and base units, ample worktop space, and room for all essential appliances, seamlessly complementing the spacious living area.

The generously sized double bedroom has been tastefully decorated and benefits from a fitted wardrobe, providing excellent built-in storage.

Completing the accommodation is a stylish family bathroom, fitted with contemporary fixtures and fittings.

Externally, the property benefits from well-maintained communal grounds and an allocated parking space.

Viewing is highly recommended to fully appreciate the quality of accommodation and the convenient location this property has to offer.

In compliance with The Money Laundering Regulations 2017, we are legally obligated to verify the identity of all prospective purchasers. This process requires the review of valid photographic identification and an official proof of address.

Should your offer on a property marketed by Chalk Street Estates be accepted, you will be required to complete identity verification through our secure third-party provider, Blinc UK. A non-refundable fee of £15 per purchaser is payable in advance of the verification checks.

Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been successfully completed.





- One Bedroom Apartment
- Beautifully Presented Throughout
- Open Plan Kitchen / Reception Room
- Stylish Bathroom
- Allocated Parking
- 0.4 miles from Hornchurch District Line Station
- Close Proximity To Hornchurch Town Centre
- 995 Years Remaining on Lease
- Service Charge £1,646.12 p.a.
- No Ground Rent

According to the vendor:

Lease Length: 995 years remaining

Ground Rent: None

Service Charge: £1,646.12 p.a.

Heating: Gas Central Heating

Broadband: Connected, supplier understood to be Hyperoptic Broadband

Mobile Coverage: Vendor advises there are no known signal issues

Sewerage: Mains



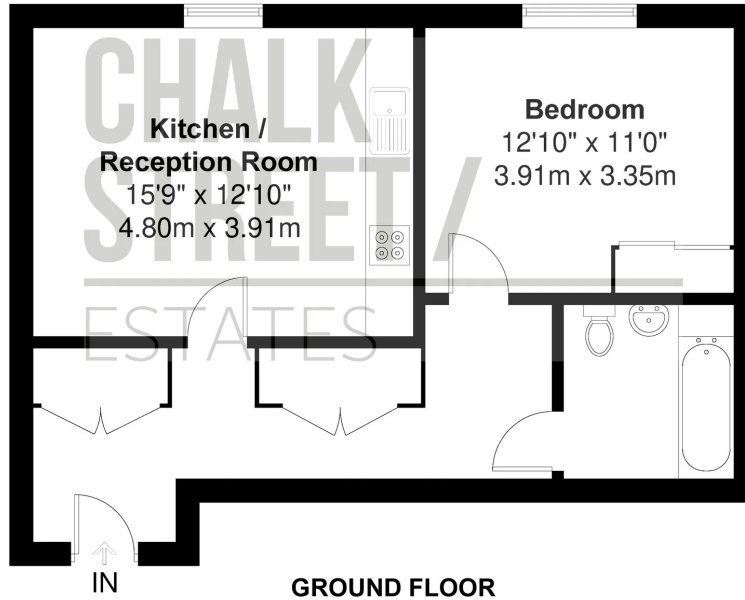


ROWDEN COURT

HORNCHURCH, RM12



1 BEDROOM
1 BATHROOM
1 RECEPTION ROOM
GROUND FLOOR
51.9 SQ M
558 SQ FT



THIS FLOOR PLAN HAS BEEN PROFESSIONALLY PREPARED IN ACCORDANCE WITH RICS PROPERTY MEASUREMENT STANDARDS. WEST EVERY EFFORTS HAS BEEN MADE TO ENSURE ACCURACY. ALL DIMENSIONS, LAYOUTS AND TOTAL AREAS ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSE ONLY. NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MISSTATEMENT. INTERESTED PARTIES SHOULD RELY ON THEIR OWN INSPECTIONS AND MEASUREMENTS.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Chalk Street Estates - Sales

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