



Calder Court Riverside Close, Romford

offers in excess of £260,000 Leasehold

CHAIN FREE • Secure Underground Parking Space • Excellent Condition Throughout • Bathroom & En-suite Shower Room • Open Plan Kitchen/Living Area With Juliette Balcony • Easy Access To Romford Town Centre & Station • Double Glazing & Electric Heating System • Approximate 107 Year Lease Remaining TBC



Stoneshaw

Immaculate 2-bed 2nd floor flat. Modern bathroom, en-suite, and open-plan kitchen/living area. Secure underground parking, approximate 107-year lease. Close to Romford Town Centre and Station.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C



- CHAIN FREE
- Secure Underground Parking Space
- Excellent Condition Throughout
- Bathroom & En-suite Shower Room
- Open Plan Kitchen/Living Area With Juliette Balcony
- Easy Access To Romford Town Centre & Station
- Double Glazing & Electric Heating System
- Approximate 107 Year Lease Remaining (Awaiting Confirmation)



Hallway

Laminate flooring, flat plastered ceiling and walls, electric radiator, built in cupboard housing hot water tank.

Bathroom

8' 0" x 5' 10" (2.45m x 1.77m)

3 piece suite comprising low level w/c, wash basin, panel enclosed bath with built in shower, heated towel rail, vinyl floor, ceramic tiled splash backs, extractor fan, flat plastered ceiling with spot lights, door to bedroom 2.

Bedroom 2

12' 2" x 8' 1" (3.70m x 2.46m)

at maximum points. Laminate flooring, flat plastered ceiling and walls, fitted wardrobes, door to bathroom, electric radiator, double glazed window to front aspect.

Bedroom 1

Laminate flooring, flat plastered ceiling and walls, electric radiator, fitted wardrobe, door to En-suite shower room, double glazed window to front aspect.

En-suite

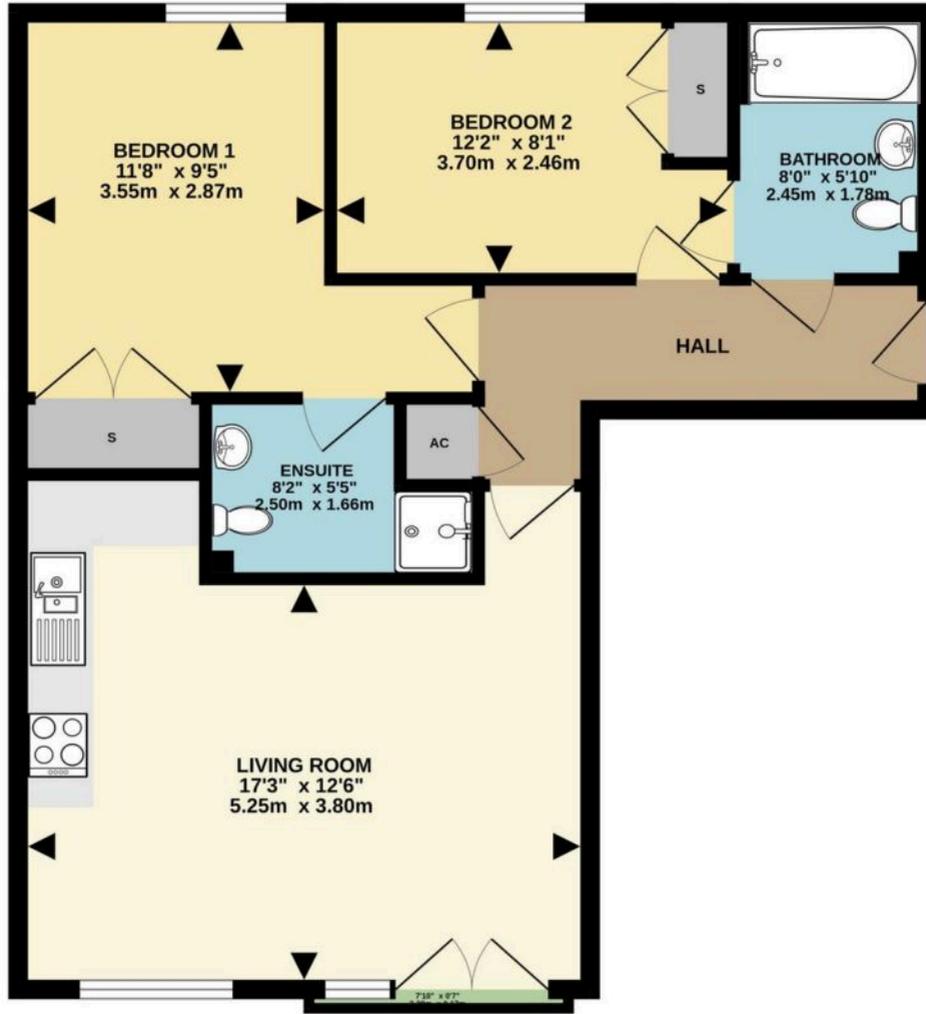
3 piece suite comprising low level w/c, wash basin, shower cubicle with built in shower, vinyl floor, heated towel rail, flat plastered ceiling with spot lights, ceramic tiled splash backs.

Open Plan Living Room & Kitchen

16' 5" x 17' 2" (5.01m x 5.24m)

at maximum points. Living Area - Laminate flooring, flat plastered ceiling and walls, electric radiator, double glazed window and "Juliette" balcony doors open plan to kitchen. Kitchen Area - Eye and base level units, granite effect work tops, space and plumbing for washing machine, fridge freezer and electric oven & hob, 1 1/2 bowl sink with mixer tap, flat plastered ceiling with spot lights.

Second Floor
628 sq.ft. (58.4 sq.m.) approx.



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TOTAL FLOOR AREA : 628 sq.ft. (58.4 sq.m.) approx.

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 mis-statement. 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.
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