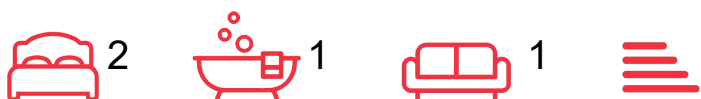




## Norfolk Court, Norwich Crescent, Chadwell Heath, Romford

£250,000



- **FIRST FLOOR FABULOUS!** – A nicely presented two-bedroom apartment positioned on the first floor of a residential block, offering comfortable accommodation, a practical layout and plenty of appeal for first-time buyers, commuters and investors alike.
- **SECURITY STARTS AT THE FRONT DOOR!** – Accessed via a secure communal entrance, the building offers a reassuring introduction before you even step inside your apartment. Because a good welcome should always make a great first impression!
- **A LOUNGE THAT LOVES A GOOD NIGHT IN!** – A nicely sized living room offering space for relaxing, entertaining and enjoying everyday life. Whether it's movie marathons, catching up with friends or mastering the art of doing nothing, this room is ready!
- **BALCONY BLISS – FRESH AIR INCLUDED!** – Enjoy the added benefit of your own balcony, perfect for stepping outside with your morning coffee, enjoying a little fresh air or taking a well-earned break from your latest streaming obsession.
- **A SEPARATE KITCHEN WITH ITS OWN PERSONALITY!** – A dedicated kitchen keeps cooking activities separate from your living space, providing a practical setup for everything from ambitious Sunday dinners to those evenings when toast is the height of culinary ac
- **TWO BEDROOMS, ENDLESS POSSIBILITIES!** – Two good-sized bedrooms offer excellent flexibility for sleeping, working from home, welcoming guests or creating that dream dressing room you've been mentally designing for months.
- **A BATHROOM THAT COMPLETES THE PACKAGE!** – A conveniently positioned bathroom serves the apartment, complementing the well-arranged accommodation and helping make everyday routines simple and straightforward.
- **ALLOCATED PARKING – YOUR CAR HAS AN ADDRESS TOO!** – Benefit from an allocated parking space, taking the stress out of finding somewhere to park after a busy day. No endless searching, no parking-space treasure hunts, just welcome convenience.



# Stop scrolling! This stylishly presented two-bedroom first-floor flat delivers balcony bliss, allocated parking, secure access, excellent transport links and approximately 130 years of leasehold potential. Book your viewing!

Welcome to Norwich Crescent, Chadwell Heath, where convenience meets comfort, space meets style, and your property wishlist might just be about to get a very satisfying tick in several boxes!

Positioned on the first floor of a residential block, this nicely presented two-bedroom apartment is ready to impress buyers who appreciate a practical layout, generously sized rooms and a location that makes everyday life that little bit easier. Whether you're a first-time buyer ready to escape the rental merry-go-round, a commuter seeking a convenient base or an investor hunting for their next opportunity, this one deserves a starring role on your viewing schedule.

Before you've even reached your front door, the secure communal entrance provides a reassuring welcome. Head upstairs to the first floor, step inside and discover a home that offers a lovely balance of comfortable living and everyday practicality.

The entrance hallway connects the accommodation neatly, meaning you can move from room to room without feeling like you're navigating an obstacle course. Simple, sensible and exactly how a good apartment should work!

Let's talk about the lounge, because this is where everyday living gets its moment in the spotlight!

Nicely proportioned and offering plenty of potential for comfortable seating, entertaining and those all-important evenings spent doing absolutely nothing, this is a room that can happily handle your social calendar and your sofa-based commitments.

And just when you thought things couldn't get better, there's a balcony!

Morning coffee? Absolutely. A little fresh air after a long day? Naturally. Somewhere to stand dramatically while contemplating what to order for dinner? We fully support it.

It's that welcome bit of outside space that gives apartment living an extra dimension, and we're very much here for it.

The separate kitchen offers a dedicated space for all things food-related, whether you're a budding master chef, a meal-prepping enthusiast or someone whose signature dish involves opening a delivery app.

Practical, conveniently positioned and ready to play its part in daily life, it's a welcome addition to an apartment that understands the importance of having separate living spaces.

Both bedrooms offer good proportions, making this apartment wonderfully versatile.

The main bedroom provides a comfortable retreat after a busy day, while bedroom two is ready to adapt to whatever life throws your way. Guest bedroom? Home office? Dressing room? A combination of all three if you're feeling particularly ambitious?

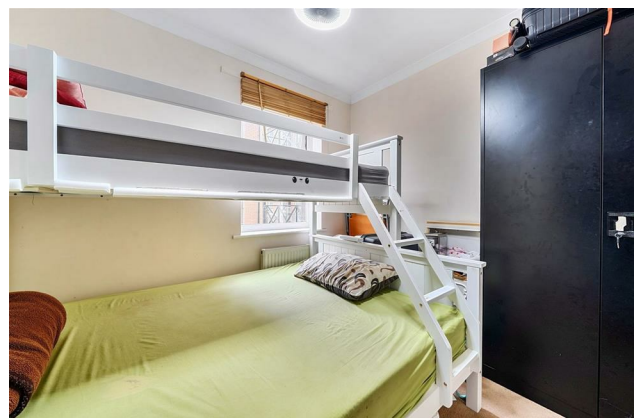
The choice is yours, and that's exactly the beauty of having two genuinely useful bedrooms.

Completing the internal accommodation is the bathroom, conveniently positioned to serve both bedrooms and the rest of the apartment.

Now for a feature that deserves its own round of applause: allocated parking.

Forget circling the neighbourhood like you're competing in a parking-themed reality show. With a designated parking space, you've got one less thing to worry about when you arrive home.

It's practical, convenient and the sort of everyday benefit that quickly becomes something you wouldn't want to live without.



#### THE SMALL PRINT:

##### Material Information:

Service Charge: £206.00 per month

Ground Rent: n/a

Length of Lease: approximately 120 years remaining

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



