



Norfolk Court, Norwich Crescent, Chadwell Heath, Romford

£162,500



- **65% SHARE, 100% OPPORTUNITY!** – An exciting shared ownership chance to purchase a 65% stake in this nicely presented two-bedroom apartment, offering an alternative route onto the property ladder!
- **STAIRWAY TO MORE OWNERSHIP!** – Looking to own a larger share in the future? Staircasing offers the potential to increase your ownership percentage, subject to lease terms and relevant approvals.
- **NO RENT ON THE OTHER 35%?** – The vendor advises no rent is payable on the remaining share, potentially making this an especially attractive opportunity! This must be confirmed by the purchaser's solicitor.
- **GROUND RENT? APPARENTLY NOT!** – According to the vendor, no ground rent is payable, another potentially welcome financial benefit! This information remains subject to independent legal verification.
- **FIRST FLOOR, FIRST CLASS POTENTIAL!** – A nicely presented apartment accessed through a secure communal entrance, with a practical hallway connecting the accommodation and making everyday living refreshingly simple.
- **LOUNGE GOALS AND BALCONY BLISS!** – A nicely sized lounge provides space for relaxing and entertaining, while the balcony offers a welcome outdoor escape for morning coffees and evening downtime.
- **TWO BEDROOMS, PLENTY OF POSSIBILITIES!** – Two good-sized bedrooms offer flexible accommodation for sleeping, guests or working from home, complemented by a separate kitchen and bathroom.
- **PARKING WITHOUT THE DRAMA!** – Enjoy the everyday convenience of allocated parking, meaning less time searching for a space and more time enjoying the comforts of your new home!



Own 65% of this fantastic two-bedroom flat with balcony, parking and excellent connections! Staircasing potential, approximately 130-year lease and vendor-reported zero ground rent and unowned-share rent, subject to verification.

Welcome to Norwich Crescent, Chadwell Heath, where smart buying meets comfortable living, and the dream of owning your own home could be closer than you think!

Offered for sale on a 65% shared ownership basis, this nicely presented two-bedroom first floor apartment delivers a fantastic combination of space, convenience and flexibility. Better still, there's the potential to increase your ownership percentage through staircasing, subject to the terms of the shared ownership lease and relevant approvals.

So, whether you're a first-time buyer looking to make your move, someone searching for a more affordable route into homeownership or simply a savvy house hunter who appreciates a good opportunity, this apartment deserves your undivided attention!

FIRST IMPRESSIONS? CONSIDER THEM SORTED!

Accessed via a secure communal entrance, the building provides a reassuring welcome before you make your way up to the first floor.

Step inside the apartment and you're greeted by a hallway connecting the accommodation, creating a practical layout that makes everyday living feel refreshingly straightforward.

No unnecessary fuss, no complicated floor plan, just a nicely arranged home ready for its next chapter.

THE LOUNGE – WHERE YOUR SOFA GETS THE VIP TREATMENT!

At the heart of the home sits a nicely sized lounge, offering a welcoming setting for everything from entertaining friends to spending an entire Sunday convincing yourself that watching another episode counts as productivity.

There's room to create a comfortable living environment, make the space your own and enjoy the simple pleasures of having somewhere to call home.

And the added bonus? A balcony!

That's right, your very own little outdoor escape. Morning coffee, a breath of fresh air, an evening wind-down or simply somewhere to stand while contemplating your next big life decision.

It's an appealing addition that gives this apartment a little extra personality.

THE KITCHEN – SERVING UP EVERYDAY PRACTICALITY!

The separate kitchen provides a dedicated space for preparing meals, experimenting with recipes and occasionally pretending that the takeaway containers in the fridge are evidence of your culinary talents.

Conveniently positioned and separate from the lounge, it's a practical feature that helps this apartment work beautifully for everyday living.

TWO GOOD-SIZED BEDROOMS – DOUBLE THE OPTIONS!

Both bedrooms offer good proportions, providing the flexibility that modern living demands.

The main bedroom offers a comfortable place to unwind, while the second bedroom can adapt to suit your lifestyle. Guest room? Home office? Dressing room? A dedicated space for your ever-growing online shopping deliveries?



THE SMALL PRINT:

Material Information:

Service Charge: £206.00 per month
Ground Rent: n/a
Length of Lease: approximately 120 years remaining
Rent: tbc
65% Share

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.



