

H Together Homes



**5 GLADIATOR WAY
HORNCHURCH**

£370,000
Asking price

*** Remaining lease 119 years, service charge £363.67 per month, Management charge £7.50 ***

CHAIN FREE

Situated in the sought after area of Hornchurch, this exceptional top floor apartment at Barwell House offers the perfect balance of space, convenience, and lifestyle.

From the moment you arrive, it's clear that green space and easy living have been thoughtfully considered. The development benefits from nearby open parkland, including a dedicated dog walking area, children's playground, and ample outdoor space for families to enjoy. For those who love the outdoors, the country park is just minutes away.



• TOP FLOOR APARTMENT WITH BREATHTAKING VIEWS • WALKING DISTANCE TO HORNCHURCH STATION • SPACIOUS OPEN-PLAN LOUNGE/DINER/KITCHEN WITH BALCONY

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Potential buyers are advised to recheck the measurements before committing to any expense.

Together Homes has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. Together Homes has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Tenure: Leasehold

Council Tax Band: D

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of up to £400 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They

do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



• TWO GENEROUS DOUBLE BEDROOMS • EXCELLENT STORAGE THROUGHOUT INCLUDING WALK-IN WARDROBE POTENTIAL • ALLOCATED PARKING PLUS VISITOR PARKING AND BIKE STORAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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