

# HOME



**Romford**  
**£150,000**  
**2-bed ground floor apartment**

## Gibson Court

This ground floor 2 bedroom retirement apartment is situated in a gated development in Romford, Essex. The property boasts a re-fitted kitchen with integrated appliances, a modern shower room, double glazed uPVC windows, and well-kept communal grounds. Residents parking is available for convenience. There is also a residents lounge and a laundry room as well as an on-site manager.

The location of this property is ideal for those who are retired, as it is within a 0.2 mile walk of Romford station, making it easy to travel around the area. Romford offers a range of amenities and activities for retirees to enjoy. From charming cafes and restaurants to local shops and markets, there is plenty to explore in the town.

For those who enjoy outdoor activities, Romford has several green spaces and parks to relax in, including Raphael Park and Harrow Lodge Park. The Queen's Theatre also offers a variety of performances and shows for those interested in the arts.

Overall, this property in Romford offers a comfortable and convenient retirement lifestyle, with easy access to transportation, amenities, and attractions in the area. Don't miss the opportunity to make this lovely flat your new home!

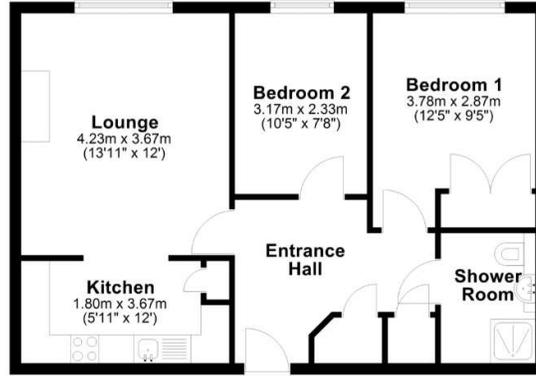
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**Essex CM1 1HL**

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Ground Floor



TOTAL APPROX INTERNAL FLOOR AREA  
56 SQ M 603 SQ FT

This plan is for layout guidance only and is NOT TO SCALE

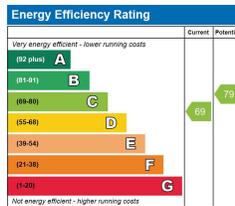
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Features

- Gated retirement development for those over the National Retirement Age
- Ground floor
- Two bedrooms
- Residents parking
- Within 0.2 mile walk of Romford station
- Double glazed uPVC windows
- Re-fitted kitchen with integrated appliances
- Well kept communal grounds
- NO ONWARD CHAIN

EPC Rating



Leasehold Information

Tenure: Leasehold

The Council tax band for the property is Band C with an annual amount of £2,056.48

Lease length: The property was built with a 99 year lease from 01/01/2001. There are 73 years remaining.

Ground rent:  
£150 PA for the first 33 years.  
£300 PA for the 2nd 33 Years.  
£450 PA for the last 33 Years.

Service charge: £3270.21 for the period 01/04/2025 - 31/03/2026. The service charge is reviewed annually.

The Nitty Gritty

The Nitty Gritty (Animal Edition) As proud members of the local habitat, we've spent years sniffing out the very best creatures for each task – from the busiest bees to the wisest old owls. If we point you toward one of our trusted animal friends, it's because we genuinely believe they'll help your journey run as smoothly as a dolphin through calm waters.

That said, transparency is important in any ecosystem: a small number of the animals we recommend (definitely not the whole pack) may occasionally toss us a thank-you bone in the form of a referral fee of up to £200. You're never obliged to follow our tracks – the choice is entirely yours.

If you successfully secure one of our properties and decide to pounce on the purchase, there is an administration fee of £36 inc. VAT per person (non-refundable). This covers the necessary Anti-Money Laundering identity checks – think of it as the paperwork equivalent of showing your feathers before joining the flock.

