

# DURDEN & HUNT

INTERNATIONAL



## Riverside Close, Romford RM1

£275,000

- Vibrant Location
- Excellent Transport Links
- Modern Kitchen
- Modern Development
- First Floor Apartment
- Two Double Bedrooms
- Allocated Parking
- Open Plan Living & Dining Room With Juliet Balcony
- Contemporary Family Bathroom

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Vibrant Location - Modern Development - Allocated Parking - Excellent Transport Links - First Floor Apartment - Open Plan Living & Dining Room With Juliet Balcony - Modern Kitchen - Two Double Bedrooms - Contemporary Family Bathroom



Council Tax Band: C



Located within a modern development, this well presented two bedroom first floor apartment offers contemporary living with smart design features throughout.

The spacious open plan living and dining area is filled with natural light and opens to a charming Juliet balcony, creating a bright and airy feel. The modern kitchen area offers the ideal space for cooking and preparing meals.

There are two generously sized double bedrooms, complemented by a sleek and contemporary family bathroom. Thoughtfully designed storage solutions are incorporated throughout the property, maximising space and functionality.

Further benefits include allocated parking, ensuring convenience in a vibrant location.

Ideally located for Romford Station, which offers access for Overground, C2C, and the Elizabeth Line, making it a fantastic choice for commuters. The nearby A125 provides superb road connectivity, while a wealth of local amenities are within easy reach for everyday convenience. For those who enjoy the outdoors, Cottons Park provides ample open green space for outdoor enjoyment and recreation.

Contact Durden & Hunt for a viewing!

Council Band C Havering

Leasehold, Years Remaining: 107

Annual Service Charge: £2,153.04 (07/04/25-31/03/26 Invoice Dated 26/09/2025)

Annual Ground Rent: We are advised the ground rent is included in the service charge, buyers are advised to obtain their own verification.

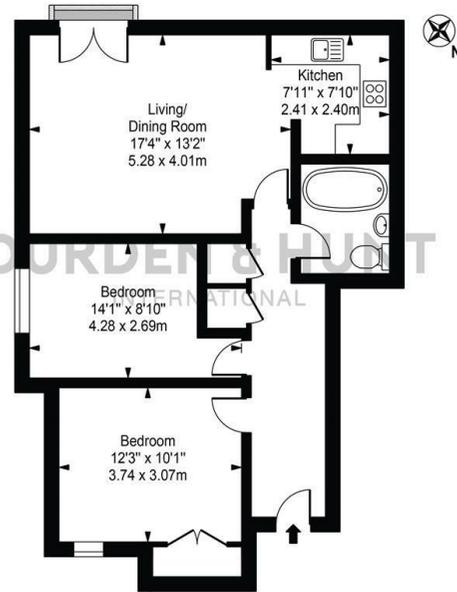
Consumer Protection from Unfair Trading Regulations 2008.  
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances. Many of the features are owner advised and prospective buyers are advised to obtain verification before purchasing. Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.





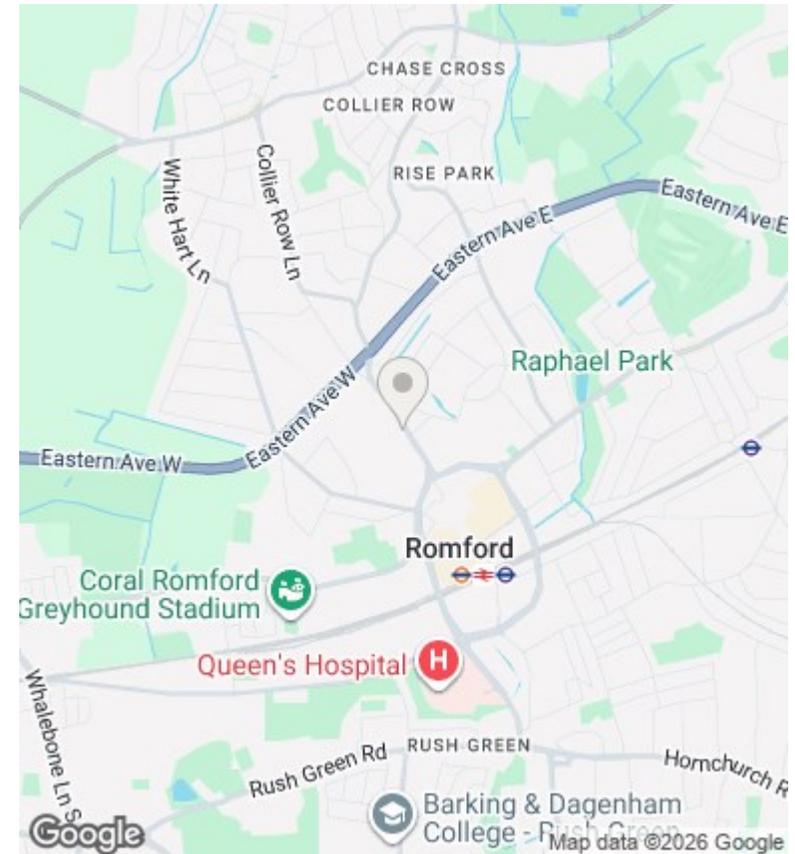
Allender Court,  
Riverside Close,  
Approx. Gross Internal Area 709 Sq Ft - 65.87 Sq M



First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



## Viewings

Viewings by arrangement only. Call 01708 202 777 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	