



CHALK STREET /  
ESTATES

Riverwood Court, Stafford Avenue, Hornchurch, RM11  
£250,000

**Bedrooms: 1 | Bathrooms: 1 | Receptions: 1**

Considered an ideal first time purchase, this beautifully presented one-bedroom, second-floor apartment is perfectly located within close proximity of Gidea Park Elizabeth Line Station, offering an exceptional opportunity for those seeking a stylish and convenient starter home.

Accessed via a secure telephone intercom system, the well-maintained communal entrance leads up to the second floor where you are greeted by a generous hallway, complete with a handy storage cupboard.

Positioned at the rear is the impressive open-plan modern kitchen / reception / diner. This expansive area is bathed in natural light, creating a bright and inviting atmosphere. Decorated with tasteful, calming tones, this space is designed for both relaxing and entertaining. The gorgeous kitchen truly stands out with its sleek white high-gloss wall and base units, offering abundant storage, ample worktop space and room for essential appliances.

The bedroom is a sizeable double room and boasts fitted wardrobes.

A well-appointed, modern family bathroom, featuring contemporary fixtures and finishes, completes the internal layout.

Externally, residents can enjoy access to beautifully maintained communal gardens. The property also benefits from one allocated parking space, adding to its convenience.

According to the vendor:

Lease length: 120 years approximately.

Ground rent: £250 per annum.

Service charge: £1392.74 per annum.





- One Bedroom
- Second Floor Apartment
- Beautifully Presented Throughout
- Secure Entry Phone System
- Stylish Open-Plan Kitchen / Reception / Dining Room
- 0.5 Miles from Gidea Park Station
- Allocated Parking Space
- Lease length: 120 years approx.
- Ground rent: £250 per annum.
- Service charge: £1392.74 per annum.

*In compliance with The Money Laundering Regulations 2017, we are legally obligated to verify the identity of all prospective purchasers. This process requires the review of valid photographic identification and an official proof of address.*

*Should your offer on a property marketed by Chalk Street Estates be accepted, you will be required to complete identity verification through our secure third-party provider, Blinc UK. A non-refundable fee of £15 per purchaser is payable in advance of the verification checks.*

*Please note that a sale cannot be formally agreed, and a memorandum of sale cannot be issued, until all parties have provided valid identification and the verification process has been*



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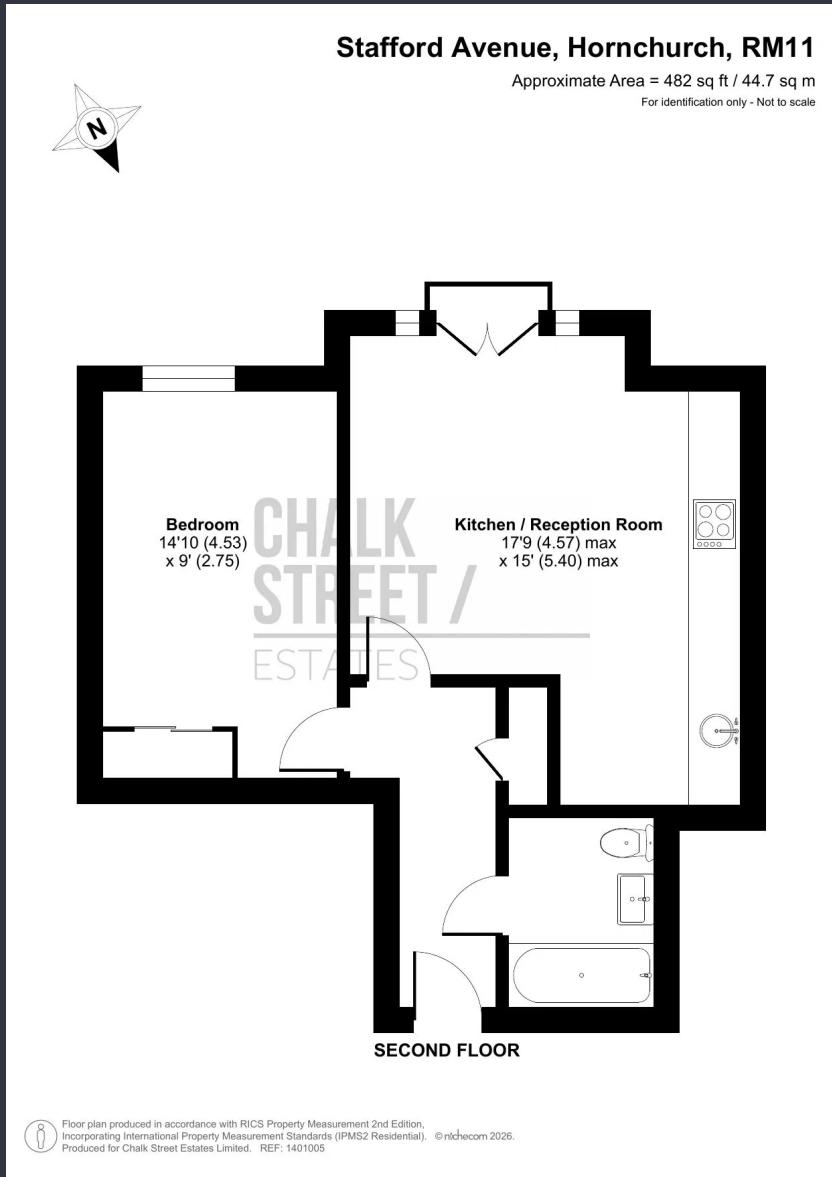
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>	83	83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Chalk Street Estates - Sales

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