



Vickers House, South Street, Romford, RM1
Offers Over £280,000

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Beautifully presented throughout and situated on the sixth floor of Vickers House, this two-bedroom apartment offers approximately 638 sq. ft. of accommodation, a private balcony, and an allocated parking space. Its position within walking distance of Romford Elizabeth Line station makes it particularly appealing to a first-time buyer looking for a home with convenient links across London. Romford town centre offers plenty close to home, from shops and supermarkets to cafés, restaurants, and leisure facilities, as well as the historic Romford Market. With two bedrooms, step-free access, and outdoor space, the apartment offers flexibility for working from home and everyday living.

Upon entering the home, you are greeted with an entrance hallway providing access to both bedrooms, the bathroom, and the open-plan living space.

The kitchen / reception / dining room measures 25'11 x 11'7 at its maximum dimensions. The kitchen features white units, laminate worktops, and appliances such as an integrated oven and hob, freestanding fridge freezer, and washing machine. The room offers space for both dining and seating, with a door opening onto the private balcony.

The principal bedroom measures 13'10 x 9'6 at its maximum dimensions and offers space for bedroom furniture. The second bedroom measures 9'11 x 7'11 and is currently arranged as a bedroom and workspace.

Completing the internal accommodation is a modern bathroom with a bath and overhead shower, wash hand basin, and W/C.

Externally, the balcony provides space for outdoor seating. The apartment also benefits from an allocated parking space. According to the vendor, both the apartment and parking space have step-free access via the building's three lifts.

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 successfully completed.





- Two Bedrooms
- Sixth Floor Apartment
- Beautifully Presented Throughout
- Spacious Open Plan Kitchen / Reception / Diner
- Balcony
- Walking Distance to Romford Elizabeth Line Station
- Allocated Parking Space
- 113 Years Remaining on Lease
- Ground Rent £120 p.a.
- Service Charge £2,048.40 p.a.

According to the vendor:

Lease Length: 113 years remaining

Ground Rent: £120 p.a.

Service Charge: £2,048.40 p.a.

Building Insurance: An additional £8.35 per month



Heating: Gas Central

Broadband: Full Fibre Broadband, current provider TalkTalk

Mobile Coverage: Reliable, with no known signal issues

Accessibility: Vendor advises the property benefits from step-free access and widened doorways. Purchasers requiring specific accessibility features should confirm themselves as to whether the property meets their individual requirements.

Sewerage: Mains drainage understood, with no private drainage system advised.



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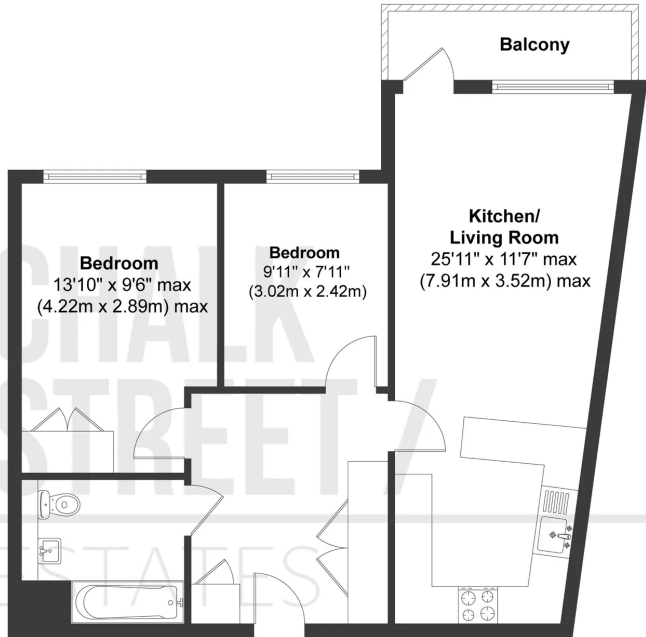
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SOUTH ST,
HORNCURCH, RM1



2 BEDROOM 1 BATHROOM 1 RECEPTION ROOM

TOTAL INTERNAL AREA
69.33 SQ.M / 638 SQ.FT
FOR IDENTIFICATION ONLY - NOT TO SCALE



SIXTH FLOOR

THIS FLOOR PLAN HAS BEEN PROFESSIONALLY PREPARED IN ACCORDANCE WITH RICS PROPERTY MEASUREMENT STANDARDS, WHILST EVERY EFFORTS HAS BEEN MADE TO ENSURE ACCURACY, ALL DIMENSIONS, LAYOUTS, AND TOTAL AREAS ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSE ONLY. NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MISSTATEMENT. INTERESTED PARTIES SHOULD RELY ON THEIR OWN INSPECTIONS AND MEASUREMENTS.

VISUALS BY
LUXLENS.CO.UK



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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

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