

Malcolm Court Forest Gate, E7 9JD

Two Bedroom First Floor Flat, Communal Parking and Chain Free

Offers In Excess Of £294,000 L/H

Nestled on Romford Road in the vibrant area of Forest Gate, this well-presented two-bedroom first-floor apartment offers an excellent opportunity for first-time buyers. Set within a purpose-built gated development, the property benefits from communal parking available on a first-come, first-served basis.

Upon entering, you are welcomed into a spacious lounge that enjoys plenty of natural light through its dual-aspect windows. The seller has thoughtfully renovated both the kitchen and bathroom prior to the current tenant's occupation, and also upgraded the flooring throughout the flat, enhancing its overall finish.

The building itself has been well maintained, with the entire exterior — including the roof — refurbished approximately two years ago. In addition, the interior of the development is currently undergoing further improvements, including a brand-new intercom system and new doors.

The apartment is ideally located just a short walk from the picturesque West Ham Park, perfect for leisurely strolls or outdoor activities. Romford Road offers excellent transport links, a wide range of shopping facilities, and convenient bus routes. For those who enjoy fitness and leisure pursuits, the Atherton Leisure Centre is situated directly opposite, offering a variety of amenities.

This delightful flat presents an ideal opportunity for those looking to step onto the property ladder in a thriving and well-connected area.

Please note: Photographs were taken prior to the current tenant's occupation.







Entrance Via
communal door to communal hallway - door to:

Hallway
wall mounted entry phone - storage cupboard - wood effect floor covering - power point - doors to:

Bedroom Two



double glazed window - wall mounted storage heater - power points - carpet to remain.

Bedroom One



double glazed window - wall mounted storage heater - power point - carpet to remain.

Lounge/ Diner



double glazed dual aspect windows - wall mounted electric heater - power point - wood effect floor covering - door to:

Kitchen



double glazed window - range of base level units incorporating a stainless steel sink with mixer taps and drainer - built in electric oven - four point electric hob with extractor fan over - space and plumbing for washing machine - space for fridge/ freezer - tiled splash backs - storage cupboard - power points - wood effect floor covering.



Bathroom



wall mounted extractor fan - three piece suite comprising of a panel enclosed bath with mixer taps and separate mixer shower - pedestal wash basin - low flush w/c - partially tiled walls - wood effect floor covering.



Additional Information:
The lease has 88 Years remaining.
The current service charge is £1,977.00 per annum and is reviewed yearly.
The ground rent is £250.00 per annum. And is reviewed as follows:
Next increase is on 1st December 2035 and increases to £500 per annum.
Thereafter, increases by 100% every 20 years for the remainder of the lease.

Council Tax London Borough of Newham Band B.

Parking: Communal gated residents car park on a first come first served basis.

An Ofcom online search shows that there is the following coverage via the following mobile networks:
EE: There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available.
O2: There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.
Three: There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.
Vodafone: There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

An Ofcom Online search shows that standard, superfast and ultrafast broadband is available. (you may need to organise installation of an FTTP connection in order to achieve ultrafast speeds).

This checker shows the predicted broadband and mobile coverage availability and performance at your address. Please make your own enquiries prior to making an offer.

The property has mains electric, mains water, mains sewerage and is heated via electric heaters.

The title register states the following:
3 2015-11-16 The title includes any legal easements referred to in clause LR11.1 of the registered lease but is subject to any rights that are granted or reserved by the lease and affect the registered land.
4 2018-04-18 RESTRICTION: No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a written consent signed by the proprietor for the time being of the Charge dated 4 April 2018 in favour of National Westminster Bank PLC referred to in the Charges Register.
4 2015-11-16 The following are details of the covenants contained in the Conveyance dated 7 November 1872 referred to in the Charges Register:-
"the said Walter Roberts doth hereby for himself his heirs executors administrators and assigns covenant with the said John Gurney his heirs and assigns and the owner or Owners for the time being of the land abutting on the Northern side of the New Road shown by the colour yellow on the said Plan and also with the Owner or Owners for the time being of the land abutting on the West side of the said Atherton Road in manner following that is to say that the said Walter Roberts his heirs or assigns will not without the previous consent in writing of the said John Gurney his heirs or assigns or such Owner or Owners aforesaid build on the said plot or piece of land hereby granted and released or intended so to be any erection or building other than a Stable Coach House or Greenhouse at the rear of the said messuage or tenement and that not exceeding twenty feet in height from the present level of the ground And also will not at any time hereafter use the said messuage and premises or any part thereof or any other messuage tenement or building to be lawfully erected upon the said plot or piece of land otherwise than as a private dwelllinghouse but this clause shall not prevent the said premises being demised or let to or used by a Solicitor Physician or Surgeon who shall be in the ordinary course of practice or retired therefrom."

Please note: the figures and information quoted above have been provided by the seller and documentary proof is awaited.

Referral Services
David Daniels can recommend a conveyancer and an independent financial advisor for you if required. These recommendations come from companies that we have worked with and have found to be efficient and reliable.

David Daniels will receive a referral fee from the below companies should you take up the services, these are as follow and will not impact upon the quotes you are given:

Bowling & Co & Knight Richardson Solicitors £240.00 INC VAT.

Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

Please get in touch should you require a quotation and we will be pleased to organise this for you.

Disclaimer
The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

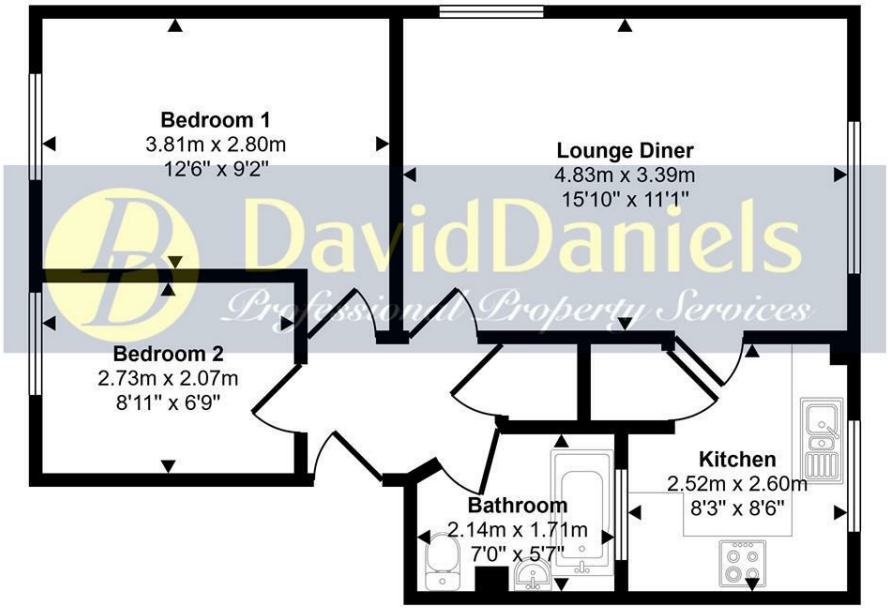








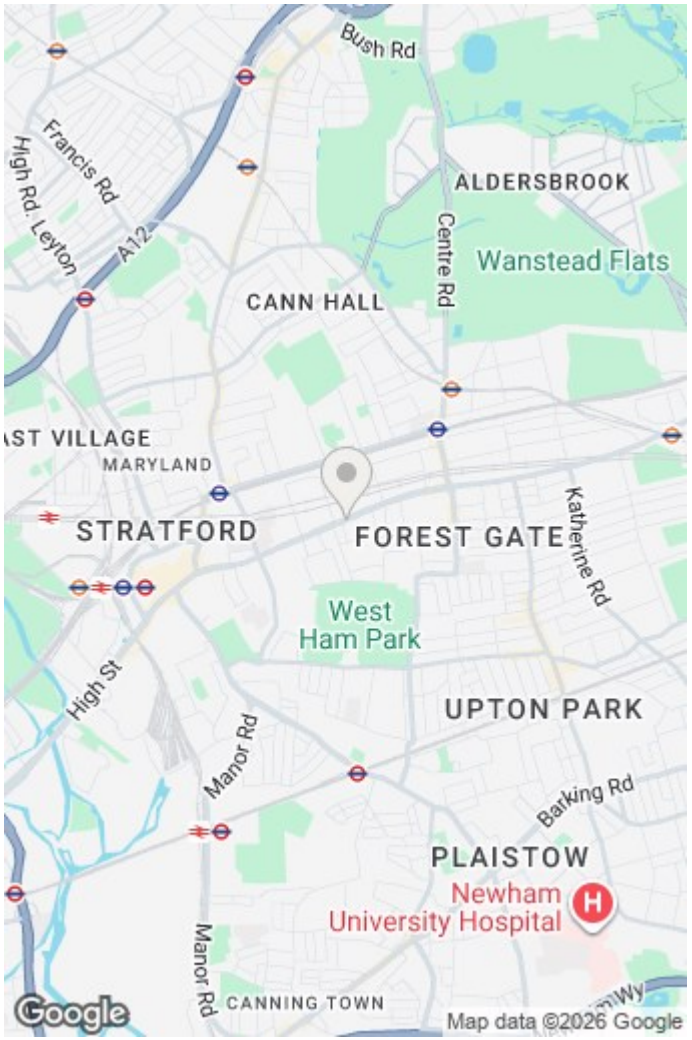
Approx Gross Internal Area
50 sq m / 537 sq ft

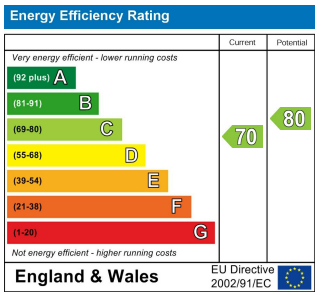


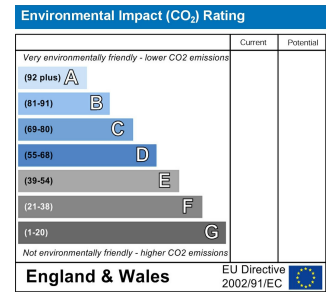
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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







Purchasers are advised to satisfy themselves to the working condition, where applicable, of the central heating system and also the appliances. All measurements were taken electronically and are approximate and given for guidance purposes only. Photographs are for illustration only and may show items which are not included in the sale of the property. The information contained should not be relied upon as statements or a representation of fact.

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The Property Ombudsman