



CHALK STREET /

STATE

Longdon Court, Junction Road, Romford, RM1

Offers in the Region of £130,000

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

Offered for sale with the added advantage of no onward chain is this ground floor, one bedroom retirement apartment. Available exclusively for over 60's only, the home enjoys a large open plan kitchen / reception room, double bedroom and modern bathroom.

Upon entering the home, via the well maintained communal area, you are greeted with a welcoming entrance hallway which provides access to most the living accommodation and a handy storage / utility cupboard.

The reception area, measuring 14'10 x 10'3, provides adequate space for a dining table and chairs and is flooded with natural light from the patio door which opens onto the communal garden. From here, double doors open onto the kitchen which boasts numerous wall and base units, worktops to three sides and room for essential appliances.

Accessed off the hallway the double bedroom is nicely presented with various built-in wardrobes and storage.

Completing the internal layout is the well appointed bathroom.

Further benefits of the home include a large communal lounge and conservatory for residents, well maintained communal grounds, lift to all floors and guest rooms available.

Externally, parking is available on a first come, first serve basis.

According to the vendor:

Lease Length: 155 Years Remaining

Ground Rent and Service Charge: £4,000 pa.

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.



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- No Onward Chain
- One Bedroom
- Ground Floor Apartment
- Retirement Housing For Over 60's Only
- Spacious Lounge
- Well Presented Throughout
- 0.4 Miles From Romford Elizabeth Line Station
- Close Proximity To Romford Town Centre
- 155 Years Remaining on Lease
- Combined Ground Rent & Service Charge £4,000





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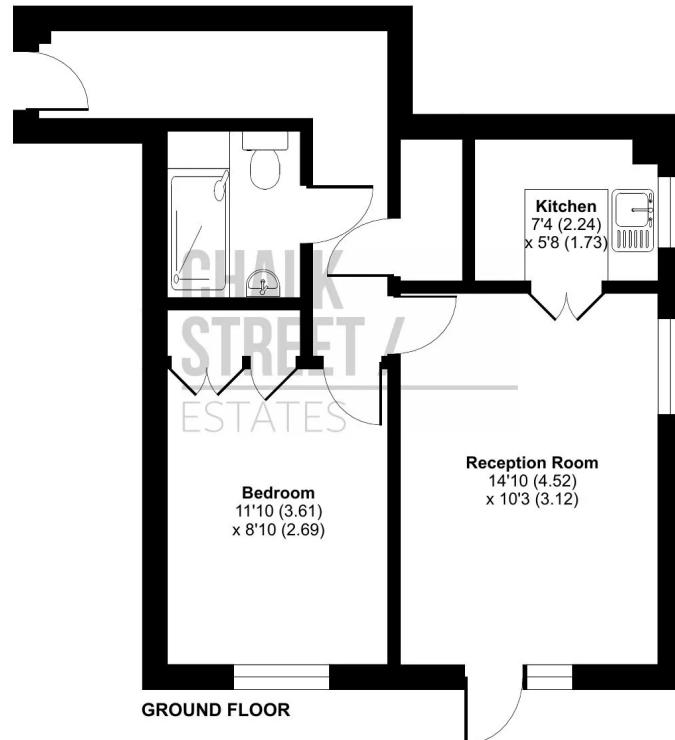


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Approximate Area = 469 sq ft / 43.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Chalk Street Estates Limited. REF: 1335406



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

Chalk Street Estates - Sales

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