

# DURDEN & HUNT

INTERNATIONAL



## Junction Road, Romford RM1

£160,000

- Great Location
- Ideally Located For Local Amenities
- Lift Access
- Spacious Lounge With Garden Access
- Retirement Property
- Communal Garden
- Ground Floor Apartment
- Excellent Transport Links
- Residents Lounge
- Double Bedroom

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# Junction Road, Romford RM1

Great Location - Retirement Property - Excellent Transport Links - Ideally Located For Local Amenities - Communal Garden - Residents Lounge - Lift Access - Ground Floor Apartment - Double Bedroom - Spacious Lounge With Garden Access



Council Tax Band: C



Situated in a well connected neighbourhood, this ground floor retirement property offers comfortable, low maintenance living within a well established development.

The accommodation includes a bright and spacious living room with direct access to the communal rear garden, a separate kitchen, a good sized double bedroom with built in storage, and a contemporary shower room.

Additional storage is available within the hallway, enhancing everyday practicality. Residents benefit from excellent communal facilities including a welcoming residents' lounge, lift access to all floors, guest facilities for visiting friends and family, and beautifully maintained communal gardens, creating a pleasant and sociable environment.

This area benefits from local bus services providing regular connections to Rainham, Dagenham and Romford, with rail services available at Rainham on the c2c line, and wider Underground and Elizabeth line connections from Upminster and Romford. A range of shops, supermarkets, medical facilities and everyday services are available within the surrounding area. The setting is complemented by accessible green and open spaces, including Beam Valley Country Park and local riverside areas, offering a pleasant environment suited to retirement living.

Contact Durden & Hunt for a viewing!

Council Band C Havering

Leasehold, Years Remaining: 96

Annual Ground Rent: £522.58 (01/03/25-31/08/25 Invoice Dated 01/03/25)

Annual Service Charge: £3,565.52 (01/09/25-28/02/26 Invoice Dated 28/07/25)

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. 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.

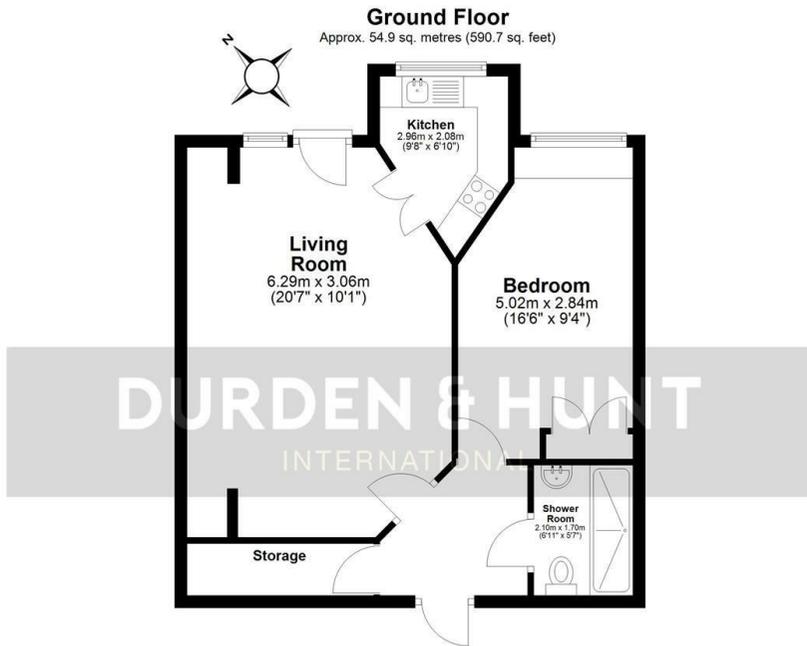


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Total area: approx. 54.9 sq. metres (590.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp. □

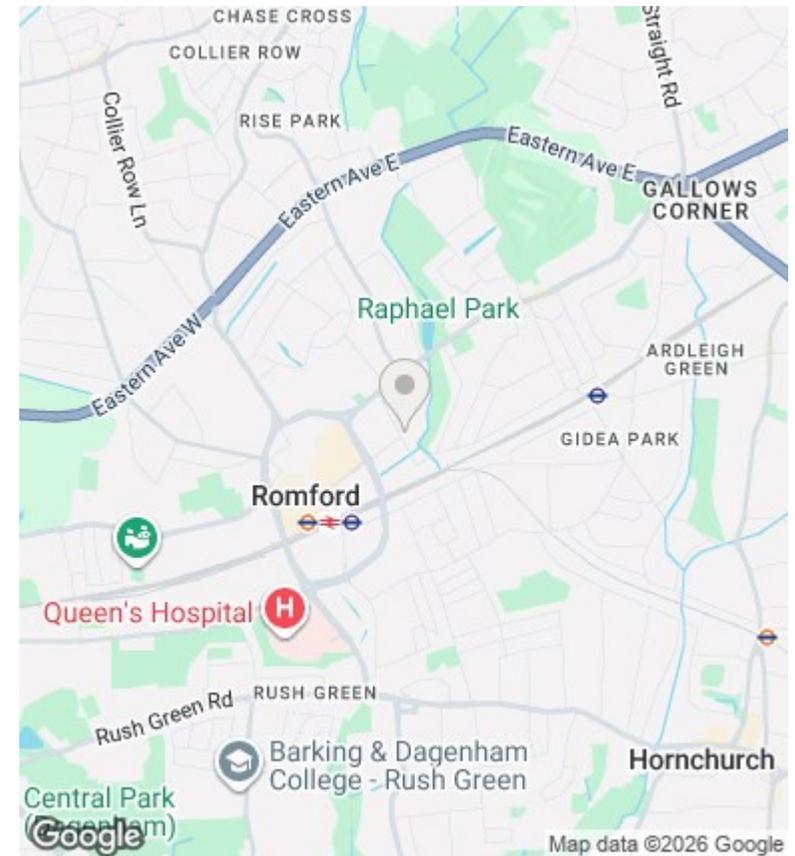
**London Court**

## Viewings

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

## Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	