



Aldwych Close, Hornchurch, Essex, RM12 4JX

**Guide Price £210,000**



- Guide Price \* £210,000 - £220,000 \*
- No Onward Chain
- 114 Year Lease
  - First Floor
- 1.3 Miles To Elm Park Station
  - One Bedroom
  - Communal Garden



### Entrance Hall

7'9 x 6'6 (2.36m x 1.98m)

Entrance door, laminate flooring, radiator, two storage cupboards.

### Bedroom

10'8 x 9'7 (3.25m x 2.92m)

Double glazed window to rear, radiator, carpet.

### Reception Room

15'7 x 10'5 (4.75m x 3.18m)

Double glazed window to rear, radiator, carpet.

### Kitchen

10'3 x 9'1 (3.12m x 2.77m)

Double glazed window to front, wall and base units, single drainer sink, four ring gas hob, radiator, laminate flooring.

### Bathroom

6'6 x 6'3 (1.98m x 1.91m)

Double glazed window to rear, panelled bath, low level WC, wash hand basin, vinyl flooring, radiator.

### Communal Garden

Laid to lawn.

### Material Information

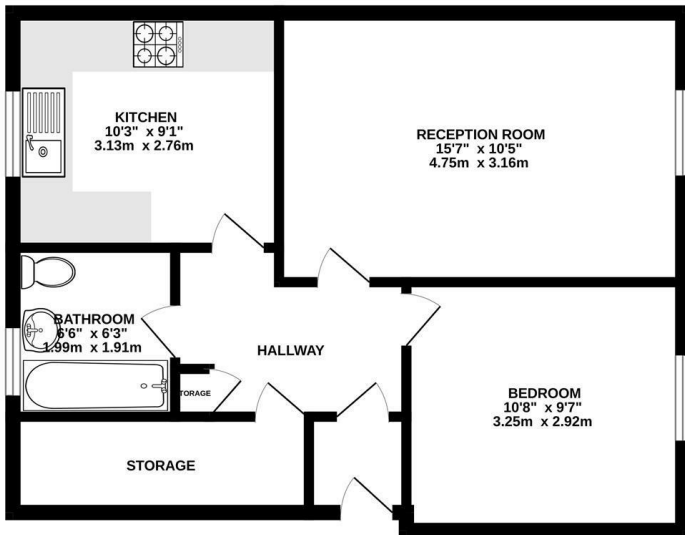
We have been advised by the sellers the following information:

Lease Remaining: 115 Years

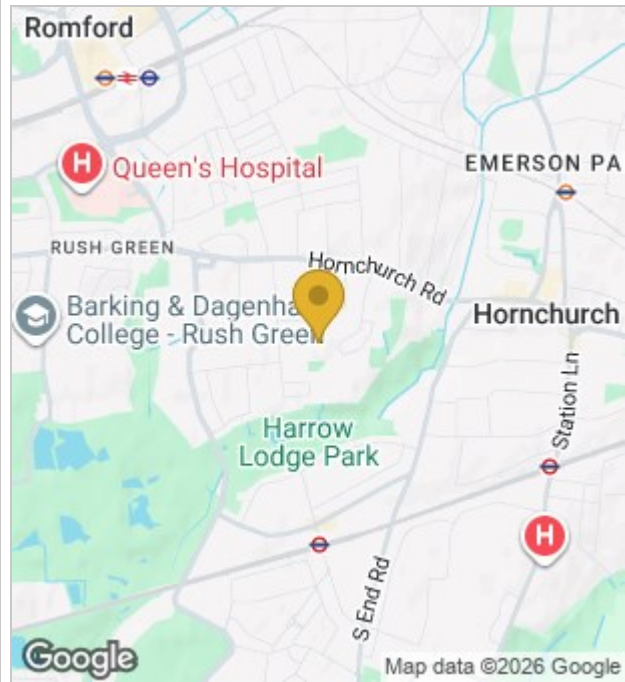
Annual Ground Rent: £120

Annual Service Charge 2025/2026: £1992

505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 505 sq.ft. (46.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix 62026



### Energy Efficiency Rating

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		
Not energy efficient - higher running costs 1-20 G		

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions 92 plus+ A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
Not environmentally friendly - higher CO <sub>2</sub> emissions 1-20 G		

England & Wales EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.