

DURDEN & HUNT

INTERNATIONAL



Goldsmere Court, Hornchurch RM11

Offers In Excess Of £117,500

- Great Location
- Well Fitted Kitchen
- Beautifully Landscaped Grounds
- Residents Parking
- Contemporary Bathroom With Walk In Shower
- Excellent Transport Links
- Over 60s Only
- Double Bedroom With Fitted Wardrobes

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Council Tax Band: C



Retirement property for over 60's

This third floor, one bedroom, apartment located in Hornchurch a short distance to the high street shops and facilities.

Tastefully decorated throughout, It benefits from a bright living room that flows through to the well appointed, fitted kitchen.

The spacious bedroom has fitted wardrobes and a large window with views of the beautiful landscaped grounds, complimented by a contemporary bathroom with a walk in shower.

Ideally located close to local shops, schools, parks and amenities, as well as excellent transport links including the A12, A127 M25 and Hornchurch underground station for the District Line with direct access to the city and Emerson Park overland station.

Contact the Durden and Hunt team today for a viewing!

Leasehold
Council Tax Band C
Havering

Leasehold, 88 years remaining
Service Charge: £2,306.43 Per Annum
Ground Rent: £440.00 Per Annum

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

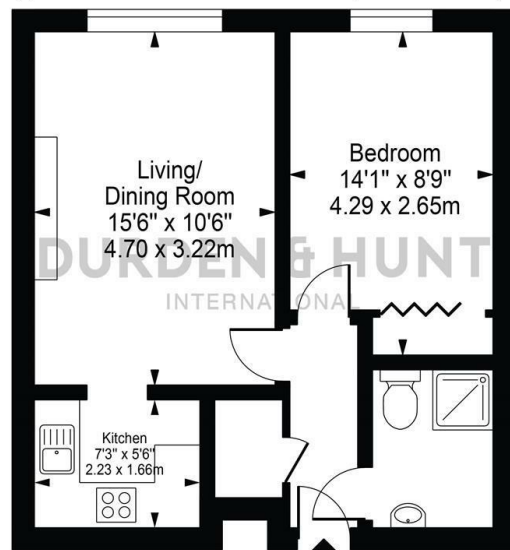
relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested 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.





Goldsmere Court

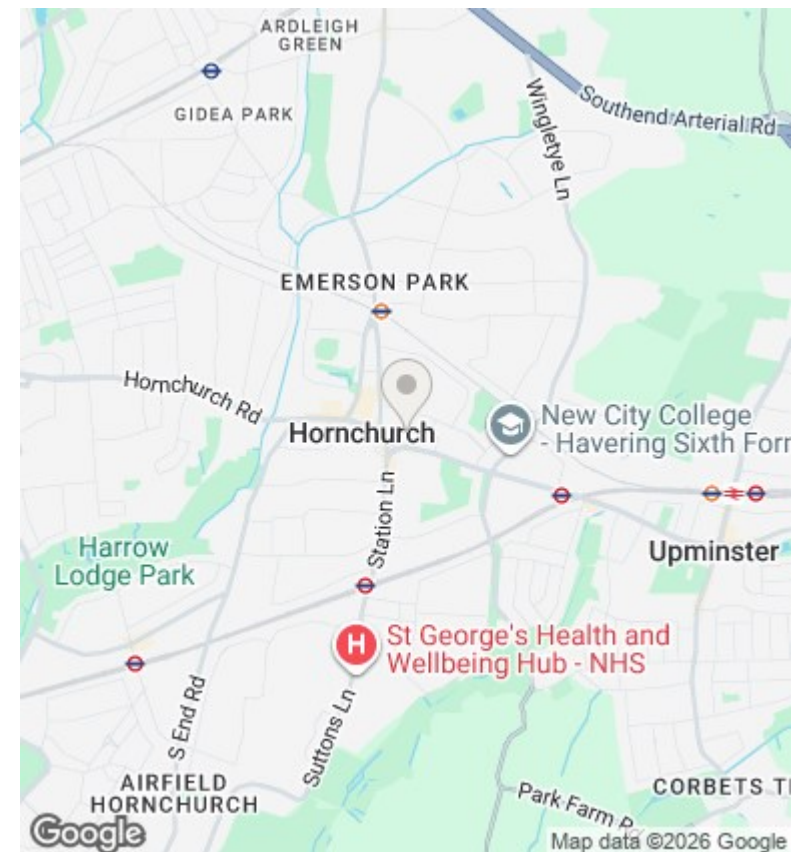
Approx. Gross Internal Area 428 Sq Ft - 39.78 Sq M



Third Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Viewings

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

Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(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