

LEASEHOLD



Flat (EPC Rating: C)

**FLAT 33, ROSEWOOD COURT CHADWELL
HEATH LANE, ROMFORD, RM6 4YJ**
Offers over

£100,000

Green Lane Residential

Your personal estate agents with over 50 years experience



2



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1



C

2 Bedroom Flat located in Romford

Green Lane Residential are delighted to offer for sale this well-presented two-bedroom retirement apartment, available with vacant possession and offered in good order throughout.

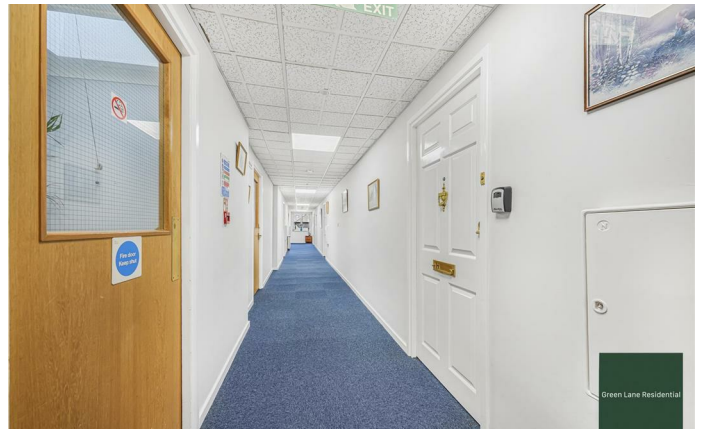
Situated within a popular and well-maintained retirement development for residents aged 60 and over, this spacious apartment presents an excellent opportunity for both owner-occupiers and investors alike.

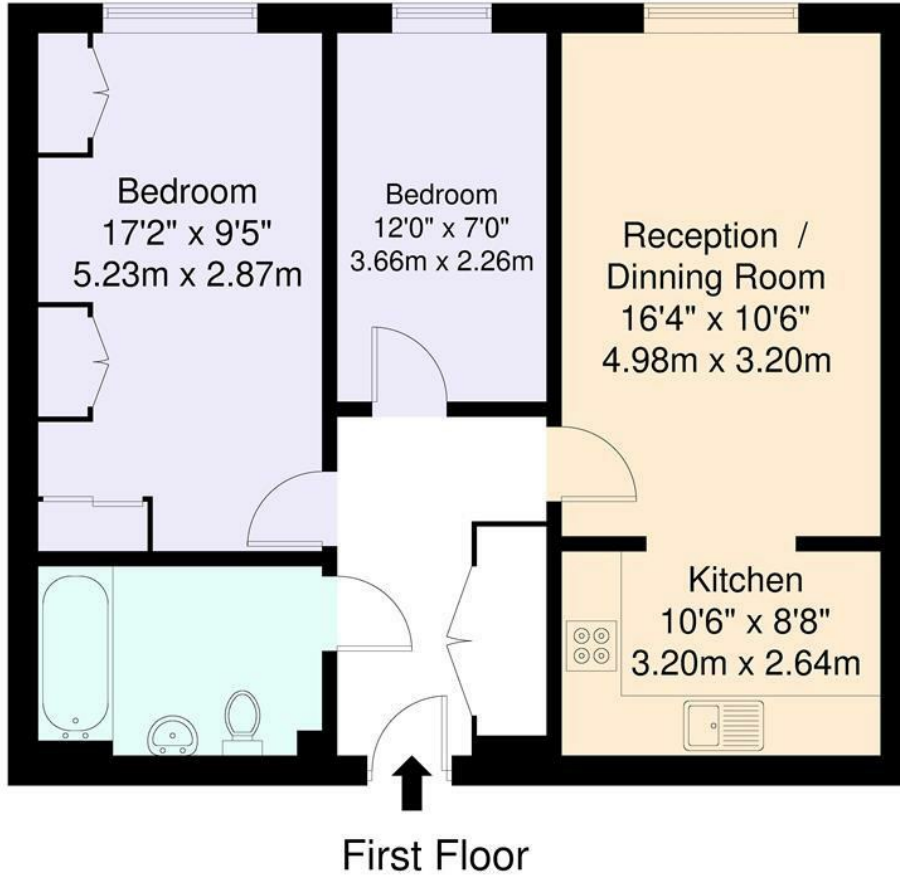
A particular advantage of this property is that it can be rented out, making it a rare and attractive buy-to-let investment within the retirement sector.

The apartment is being sold with a short lease; however, the sellers are willing to serve a Section 42 Notice prior to completion, enabling the purchaser to extend the lease immediately without having to satisfy the usual two-year ownership requirement. A current premium quotation from the freeholder is already available (please ask the agent for further details).

Residents benefit from an excellent range of communal facilities including a lift to all floors, residents' lounge, laundry room, guest suite, hairdressing salon, attractive communal gardens, and communal parking. The







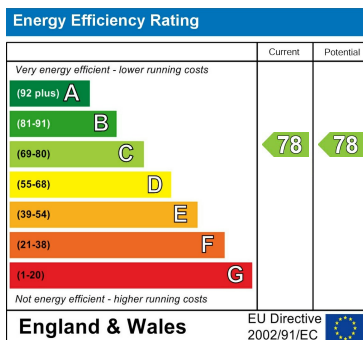
For Illustration Purposes Only - Not To Scale

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, 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.

Council Tax Band

D

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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