

LEASEHOLD



Apartment

# PORTLAND CLOSE, ROMFORD, RM6 5UE

Asking Price

## £80,000

### FEATURES

- OVER 55s ONLY
- One Double Bedroom
- Fitted Kitchen
- Communal Lounge Area
- Ground Floor Flat
- Lounge/Diner
- Wet Room
- \*\*\*CHAIN FREE\*\*\*



## STEPS

Estate Agents

# 1 Bedroom Apartment located in Romford

Set within a quiet and well kept development is this GROUND FLOOR, one bedroom RETIREMENT FLAT for the over 55s. The property is being offered for sale with NO ONWARD CHAIN and has a fitted kitchen, Wet room, uPVC double glazing and Electric heating. Residents enjoy excellent communal facilities including a lounge, landscaped garden, laundry room, and guest bedroom available at a modest nightly rate. This home is ideal for those seeking a peaceful retirement setting close to local amenities and transport links.

## Entrance

Via communal security door to communal hallway. Private door to

## Hallway

Built in airing cupboard. Security entry phone. Doors to

## Lounge/Diner

18'1" x 9'8"

Electric heater. Coving to ceiling. uPVC patio doors to communal gardens.

Door to kitchen

## Kitchen

8'4" x 5'7"

Range of fitted wall and base units with roll top work surfaces. Stainless steel single drainer sink unit with mixer taps. Spaces for cooked, fridge and freezer. uPVC window to rear.

## Bedroom One

13'6" x 8'9"

uPVC window to rear. Electric heater. Fitted wardrobes. uPVC window to rear.

## Wet Room

6'4" x 4'7"

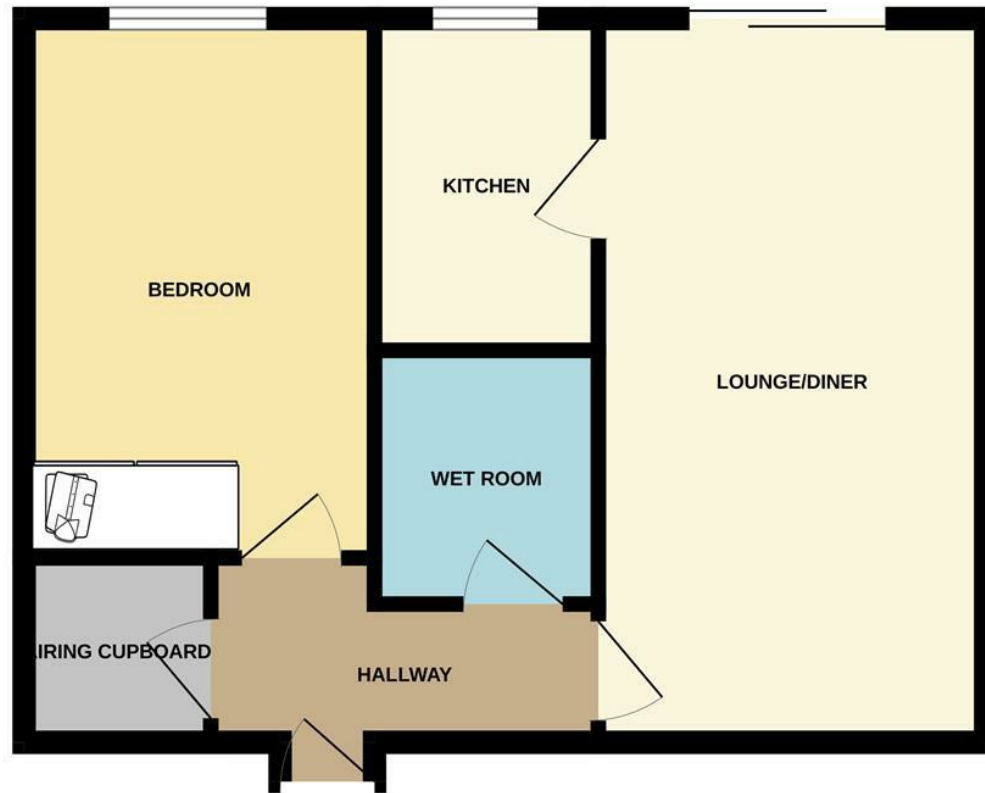
Wet room with shower, low level WC. Pedestal wash hand basin. Tiled splash backs. Extractor fan.

We routinely refer potential purchasers to Move with Us Ltd. It is your decision whether you choose to deal with Move with Us Ltd. In making that decision, you should know that we receive an annual payment benefits from Move with Us Ltd, equating to approximately £314.48 per referral.



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## GROUND FLOOR



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.  
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Call us on

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[www.steps.me.uk](http://www.steps.me.uk)

Council Tax Band

**B**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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