

PAYNE & Co

Flat 28, Yoxford Court Glandford Way, Chadwell Heath

Romford

Guide Price £260,000

Guide Price £260,000 – £270,000. Introducing this charming first-floor flat in a popular development, offering a convenient and comfortable lifestyle. This chain-free property features two bedrooms, perfect for a small family or those seeking a guest room or home office. The allocated parking space adds a touch of practicality for residents with vehicles.

Inside, the flat boasts a cosy living space that is both inviting and functional. The two bedrooms provide ample accommodation for personal space or hosting guests. The contemporary design and thoughtful layout make this property a standout in its range. The current remaining lease is 105 years (Approx.), Service charge is £1918.48 pa and ground rent is £173.00 pa.

Situated in a sought-after location, this flat offers easy access to local amenities, schools, and transport links, ensuring a seamless daily routine. With its attractive features and prime location, this property presents a fine opportunity not to be missed. Don't hesitate to schedule a viewing and secure your spot in this desirable development.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- First floor flat
- Allocated parking space
- Chain free
- Popular development
- Two bedrooms



Bedroom One

10' 9" x 10' 4" (3.28m x 3.15m)

Bedroom Two

10' 10" x 7' 1" (3.30m x 2.16m)

Kitchen

8' 0" x 7' 1" (2.44m x 2.16m)

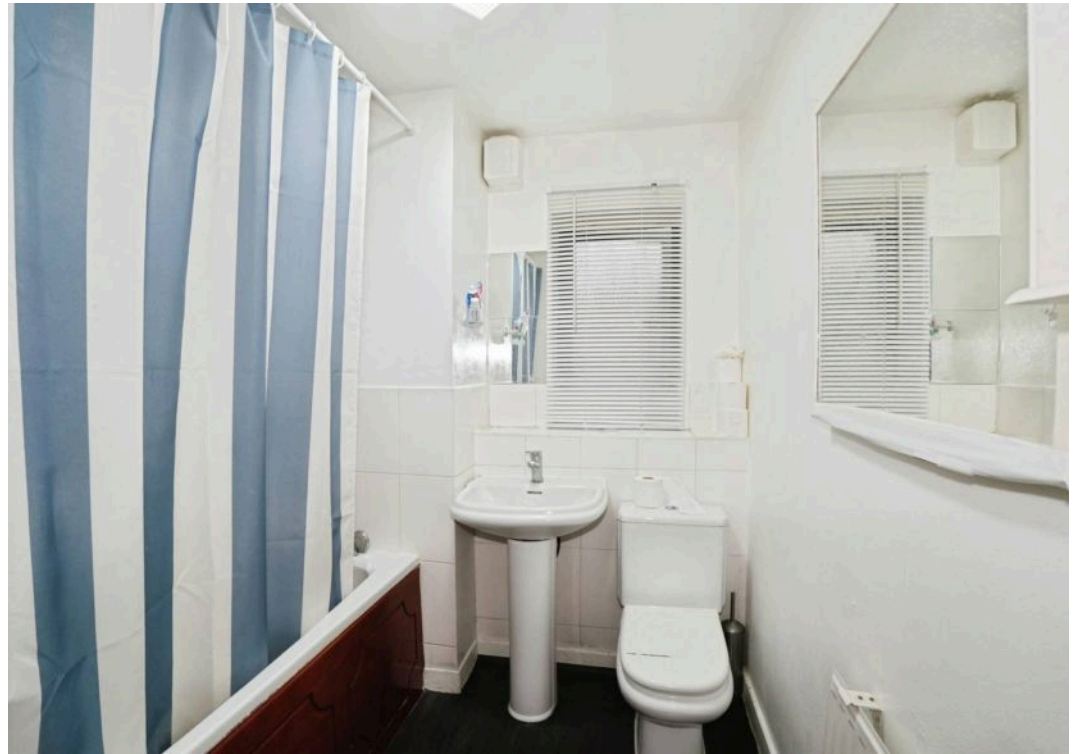
Bathroom

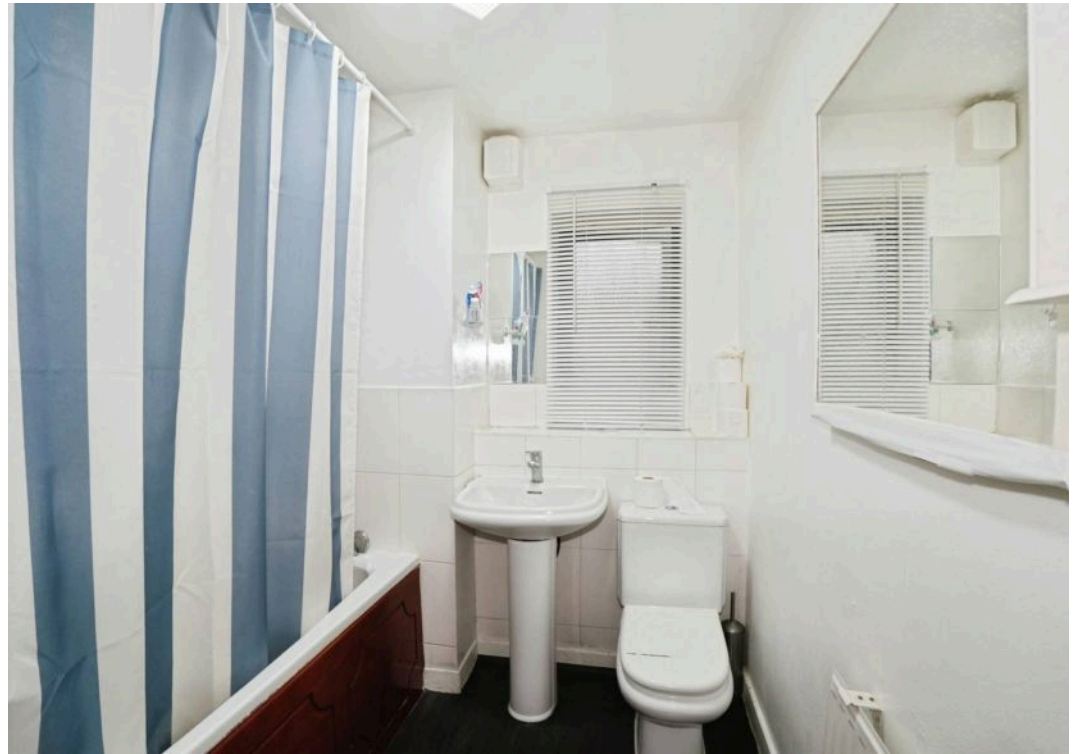
7' 3" x 6' 4" (2.21m x 1.93m)

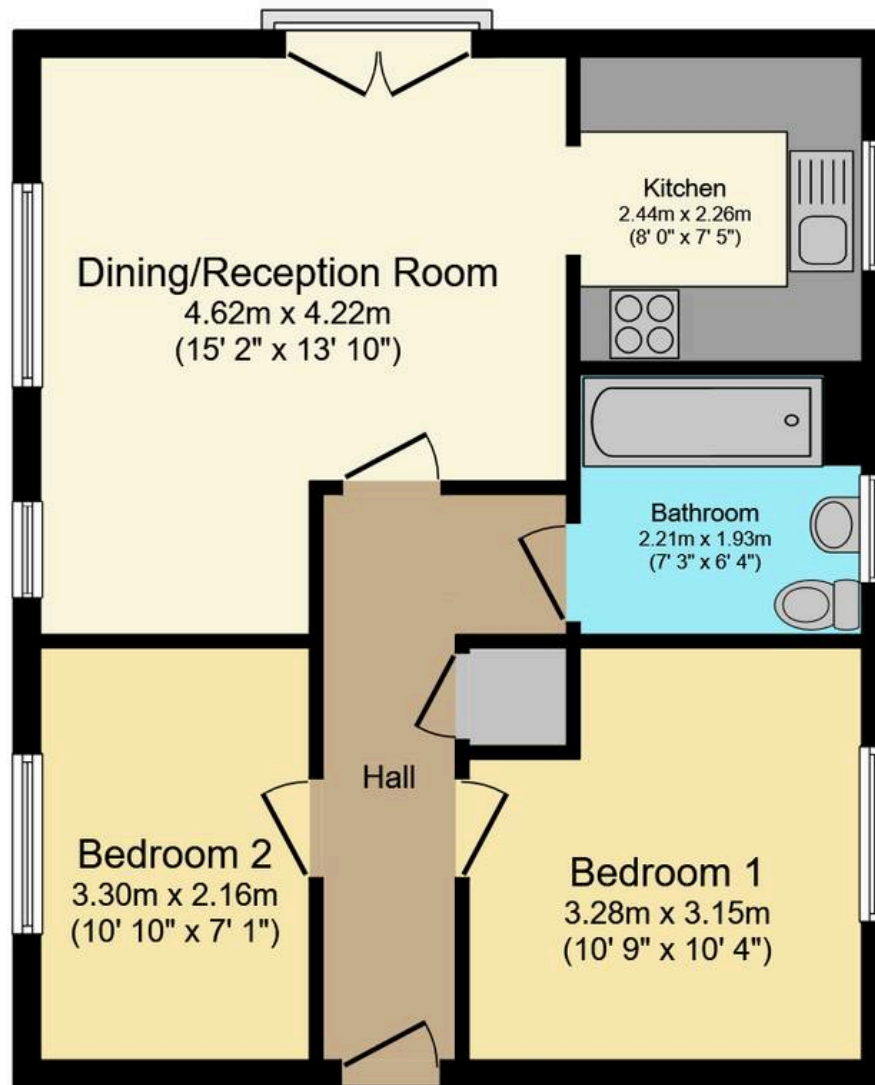
Reception room

15' 2" x 13' 10" (4.62m x 4.22m)









Floor Plan

Floor area 52.8 sq.m. (568 sq.ft.)

Total floor area: 52.8 sq.m. (568 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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