Romford Sales
01708 753521
Andrewsonline.co.uk

Andrews









Wave Court, Maxwell Road

RM7 0FA

£220,000

Energy Efficiency Rating: C

Romford Sales
01708 753521
Andrewsonline.co.uk



Being sold with no onward chain and situated on the top floor with lift access is this one double bedroom apartment. The property benefits from an entrance hall with built-in storage cupboards and video entry phone system, a 21ft open plan fitted kitchen with integrated appliances and living room which leads to a balcony, double bedroom with fitted wardrobe and a three-piece family bathroom.

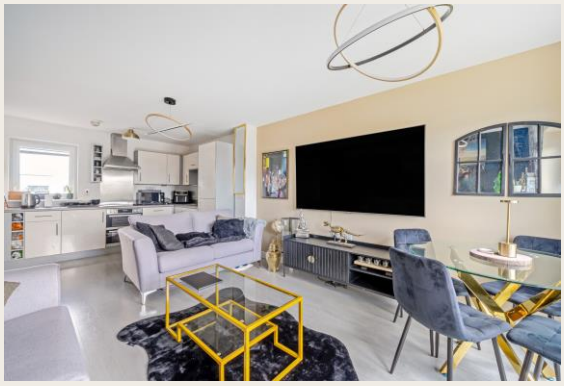
Lease - 109 years remaining
Service Charge - £2,604 pa
Ground Rent - £250 pa
Water - Included in service charge
Agents note - This property has an EWS1 Form

The property is situated 0.28 miles to Romford station which benefits from the Elizabeth Line allowing access to London and as far as Reading. Romford station also benefits from National Rail services makes it possible to reach Stratford in just 8 minutes and London Liverpool Street in 17 minutes. Romford high street has an array of bars, restaurants, shops and amusements and is also 0.28 miles from the property. The development is popular for Queens Hospital employees as it is situated less than 0.1 miles away.

Romford Sales

01708 753521
Andrewsonline.co.uk







Summary

- NO ONWARD CHAIN
- DOUBLE BEDROOM
- BALCONY
- TOP FLOOR APARTMENT
- LIFT ACCESS
- 0.28 MILES TO ROMFORD STATION
- 109 YEAR LEASE
- COUNCIL TAX BAND C

Highlights

Romford 0.28 miles
Gidea Park 1.37 miles
Emerson Park 1.85 miles

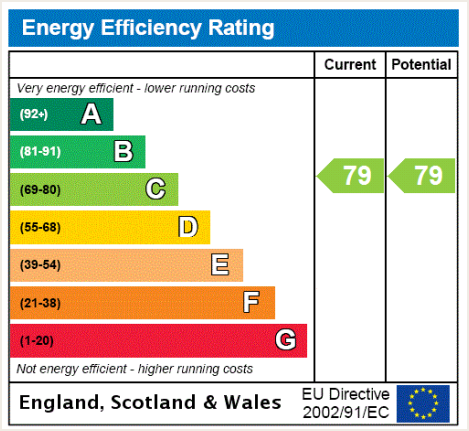
The Mawney School
Rush Green Primary School
Crowlands Primary School

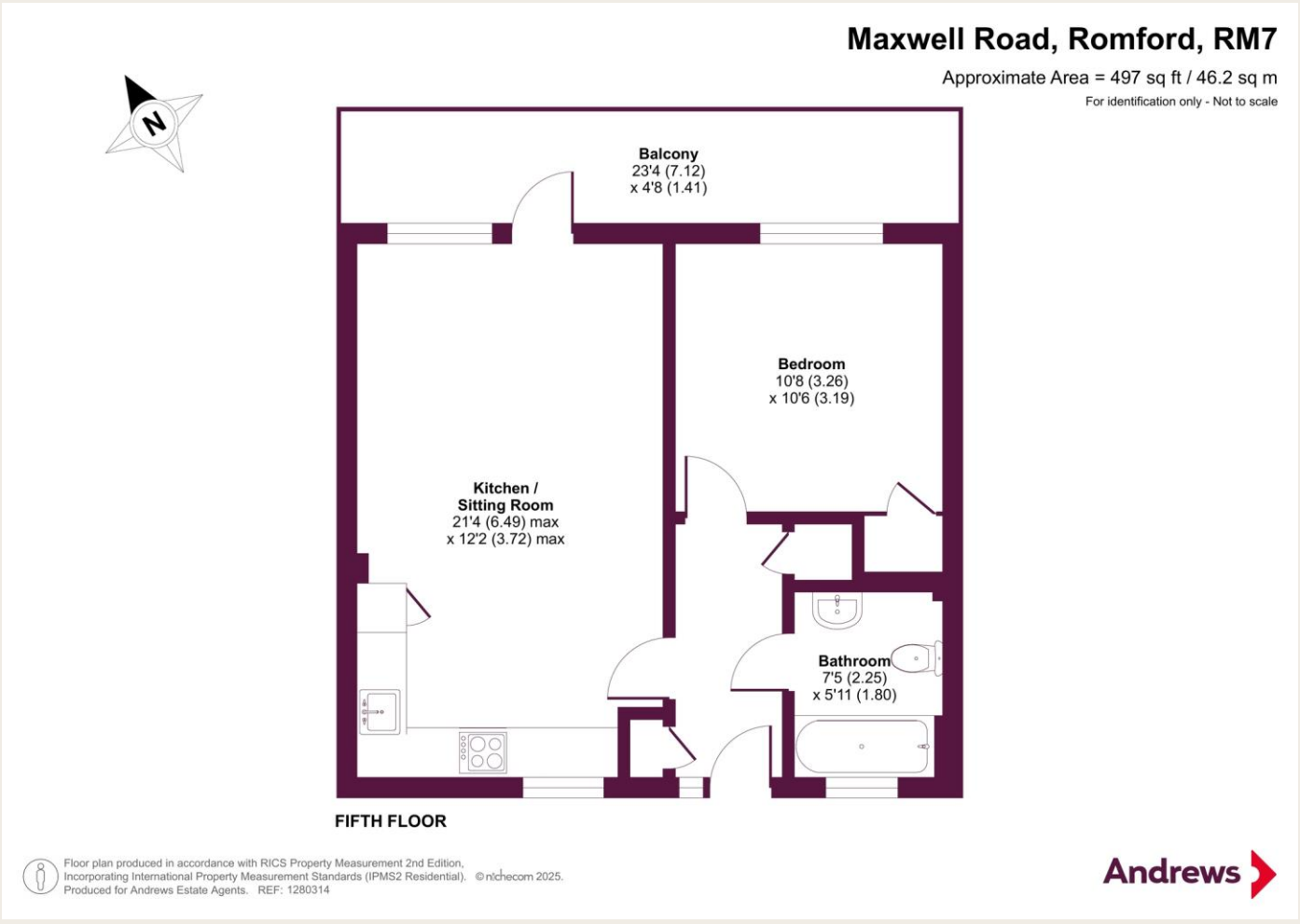
Raphael Independent School
The Frances Bardsley Academy for Girls
St Edward's Church of England School & Sixth Form

Interested in this property?
For viewings and advice please get in touch with our Romford Sales branch on 01708 753521

Romford Sales

01708 753521
Andrewsonline.co.uk





The Andrews Small Print

This listing contains no artificial colours, no photo doctoring, no super-wide angle images, no props, no overstatements, no pressure and no urgency. Instead you can count on our reassuring advice and refreshing service to help you with the big decisions.

Disclaimer

We haven't tested any of the appliances listed in these details, or asked for warranty or service certificates, unless stated – they're on an 'as seen' basis.

You should only use the floorplans as a general guide to room layout and design only, as they're not exact. You can find out how we've measured them in our Andrews Guide to Measuring, which you can ask for at any of our branches/

If you're interested in this property, you need to come through us for all negotiations. Please note that neither these details, nor anything we've said about the property, are part of an offer or contract, and we can't guarantee their accuracy.

The Property Ombudsman
naea | propertymark PROTECTED
arla | propertymark PROTECTED
ARMA