



Guide Price: £220,000 - £230,000

Leasehold | 1 Bed | 1 Bath | Flat/Apartment | Second Floor | Council Tax Band B | EPC B | Ref NBC231786

Hilldene Avenue Romford RM3 8DL

AVAILABLE END OF APRIL/BEGINNING OF MAY 2026. CHAIN FREE. LONG LEASE. Modern 1-bed flat, open-plan living area, sleek kitchen with integrated appliances, stylish bathroom and a double bedroom with built-in storage. Allocated gated parking available. Ideally located near local amenities and excellent transport links. EPC Rating: A. Council Tax Band: B.

- Ground Rent £250 pa
- Service Charge £2400 pa (approx.)
- LONG LEASE
- Allocated Gated Parking
- Modern
- 1.5 miles from Harold Wood Station
- NHBC Certificate (valid until 2026)
- Close to Amenities
- CHAIN FREE



Scan the QR code for full details and key information on this property.





Beresfords - Harold Wood Sales

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Service Charge (per annum):

£2400

approx.

Lease Length: 240 Years

Ground Rent (per annum):

£250

2ND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 527 sq.ft. (49.0 sq.m.) approx.
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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