



Beresfords

Offers in excess of £345,000

Leasehold | 2 Bed | 2 Bath | Flat/Apartment | First Floor | Council Tax Band C | EPC B | Ref HWS230183

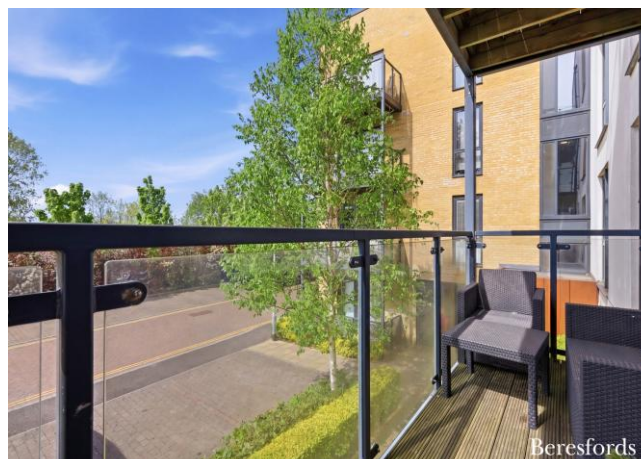
Blackthorn House, 55 St. Clements Avenue, RM3 0JE

Contemporary 2-bed apartment near The Elizabeth Line. Enjoy lift access to all floors, an entry phone system, balcony, and resident parking. Perfect for professionals or small families. Experience modern living in this well-maintained complex.

- Highly Recommended Modern Apartment
- Walking Distance to the Elizabeth Line Station
- 2 Bedrooms 2 Bathrooms
- Balcony for Outside Entertaining
- Ample Storage with Utility Cupboard
- Two Double Bedrooms with Built-in Wardrobes
- Lift to all Floors
- Entry Phone System



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	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Service Charge (per annum):

£1700

£850 twice a year

Lease Length: 235 Years

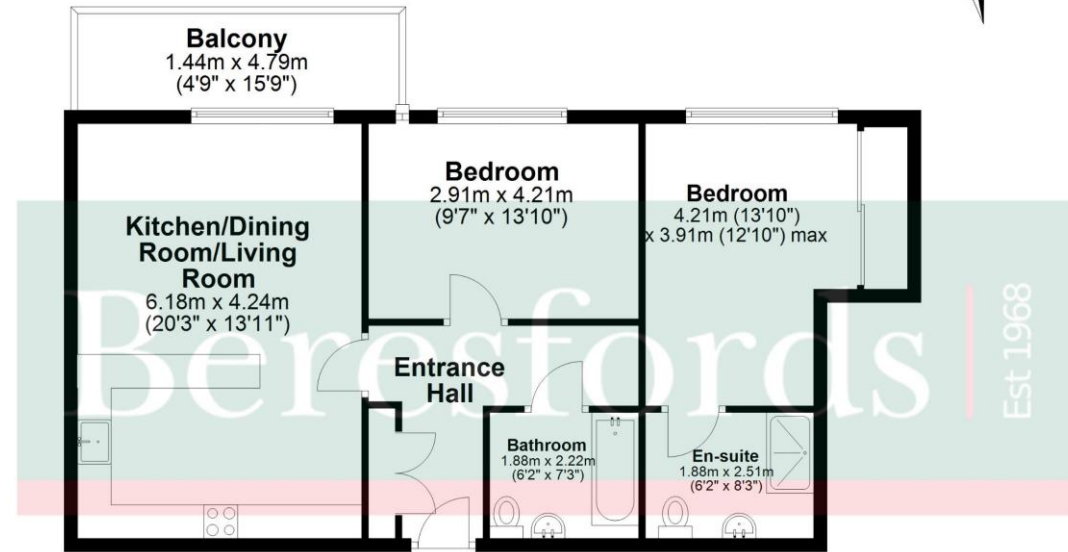
Ground Rent (per annum):

£900

£450 twice a year

First Floor

Approx. 72.3 sq. metres (778.0 sq. feet)
(excluding Balcony)



Total area: approx. 72.3 sq. metres (778.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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St Clements Avenue

Our established contacts mean that we can recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £250 from the company we recommend.

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