



Beresfords

Guide Price £350,000 - £375,000

Leasehold | 2 Bed | 2 Bath | Flat/Apartment | Upper Floor | Council Tax Band C | EPC B | Ref NBC260064

Freesia Lodge 1 A St. Clements Avenue RM3 0FH

Second floor spacious two bedroom and two bathroom apartment with a large wrap-around balcony, separate utility room, en-suite shower room and bathroom. Being just moments away from Harold Wood's Elizabeth Line and the added benefit of gated parking.

- EPC RATING B
- Second floor apartment
- With a wrap-around balcony
- Moments from Elizabeth Line station
- Modern integrated kitchen
- Utility Cupboard
- Two bedrooms / Two bathrooms
- Gated Allocated Parking
- Walking distance to station



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





Beresfords - Harold Wood Sales

Beresfords Residential
2 Queens Park Road
Harold Wood
Romford
Essex
RM3 0HJ

T: 01708 629 080

E: haroldwoodsalesdept@beresfords.co.uk

www.beresfords.co.uk

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		

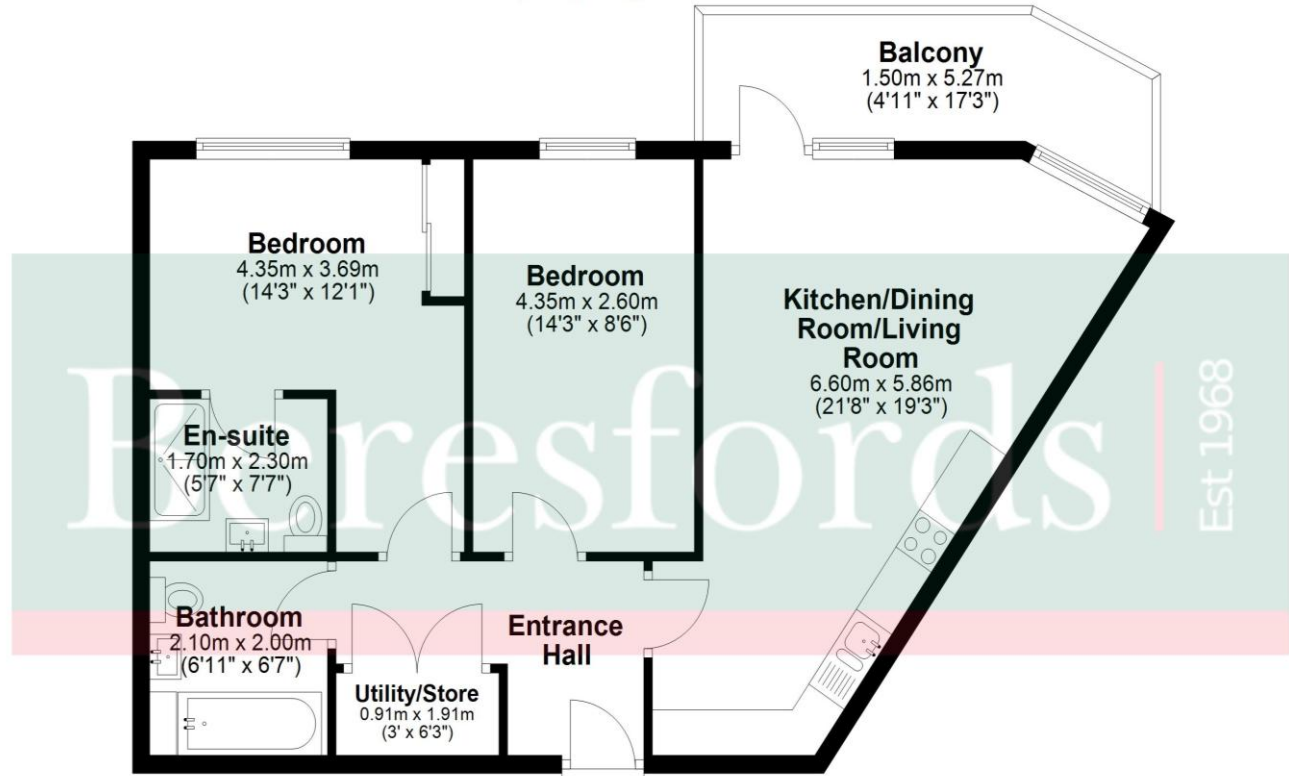
Service Charge (per annum):
£2,400.00

Lease Length:
241 years remaining
(250 years from 1 January 2018)

Ground Rent (per annum):
£300.00

Second Floor

Approx. 64.7 sq. metres (696.0 sq. feet)
(excluding Balcony)



Total area: approx. 64.7 sq. metres (696.0 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.

© @modephoto.uk | www.modephoto.co.uk
Plan produced using PlanUp. □

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.

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property