

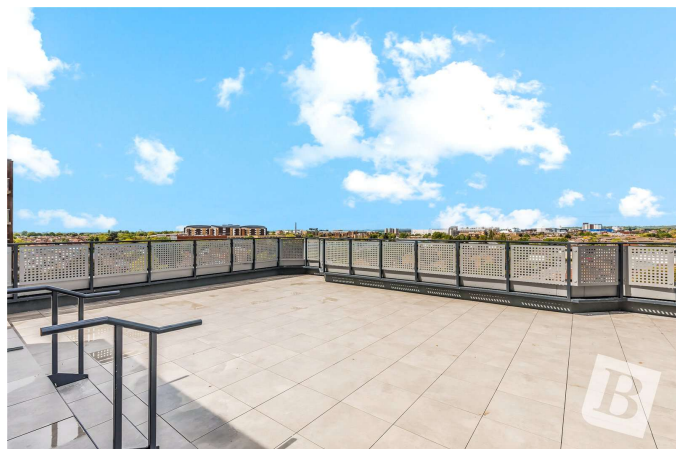
PAPERMILL HOUSE

South Street
Romford.



South Street Romford Asking Price £190,000 Leasehold

- CHAIN FREE AND AVAILABLE FOR IMMEDIATE COMPLETION
- 0.7 MILES TO ROMFORD ELIZABETH LINE STATION
 - POTENTIAL TO PURCHASE PARKING
 - GREAT FOR FIRST TIME BUYERS OR INVESTORS WITH A POTENTIAL RENTAL INCOME OF APPROX. £1,400 PCM
- MODERN APARTMENT RECENTLY RE-PAINTED AND IN EXCELLENT CONDITION
 - 992 YEARS REMAINING ON THE LEASE
 - FITTED KITCHEN WITH INTEGRATED APPLIANCES
 - GATED DEVELOPMENT
 - ROOF TERRACE
 - COUNCIL TAX BAND: C



KITCHEN / LIVING ROOM :

19'9 x 13'3.

Double glazed windows to the front, smooth ceiling with inset spotlights, electric radiators, eye and base level units, integrated oven, integrated dishwasher, sink unit with mixer tap.

BATHROOM :

7'7 x 4'10.

Smooth ceiling with inset spotlights, walk in shower with rain style attachment, sink unit with mixer tap, low level wc, electric radiator.

BEDROOM :

11'4 x 8'10.

Double glazed windows to the front, smooth ceiling with inset spotlights, full width fitted wardrobes, electric radiator.

OTHER INFORMATION:

Lease Remaining: 994 years

Service Charge: £2,274.56 per annum

Ground Rent: £235 per annum

BUYERS INFORMATION PACK :

Please see below a link to the Buyers Information Pack / TA forms:

<https://res.gazeal.co.uk/#/bip-docs?appuid=503388302681b4c9a158b17057093414>





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Balgores, 5-6 Victoria Road, Station Chambers,
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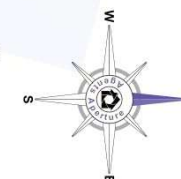
E-mail: sales@balgoresromford.com

www.balgoresproperty.com



Approx. total
floor area
346 SQ.FT.
32.20 SQ.M.

Entrance



Disclaimer

This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.



Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurate as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

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If this property is being sold via Auction, please note that in addition to the purchase price there is a buyer's administration fee of £900 incl VAT and there may also be additional non-optional fixed or variable fees and costs. To establish the full cost of purchasing a property please inspect the legal documentation and in particular the special conditions.



