



Neale Court

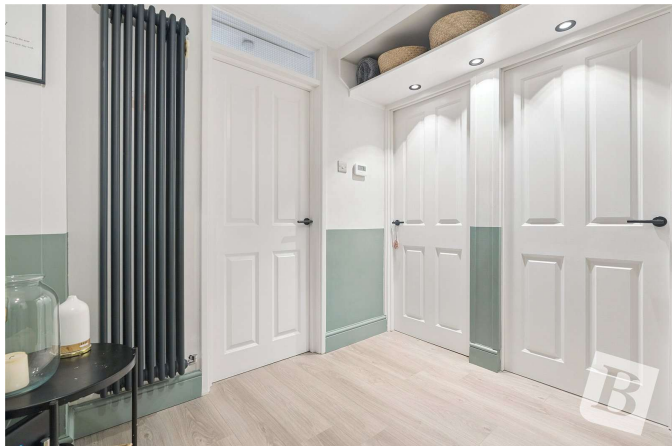
Upminster Road, HORNCHURCH.



Neale Court Upminster Road Hornchurch £250,000 Leasehold

- NO ONWARD CHAIN
- ONE BEDROOM FLAT
- SITUATED JUST 0.2 MILES TO UPMINSTER BRIDGE DISTRICT LINE STATION & 1 MILE TO UPMINSTER/DISTRICT LINE/OVERGROUND STATION
 - MAINTAINED TO A METICULOUS STANDARD THROUGHOUT
 - BATHROOM/WC
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
 - COMMUNAL GARDENS
 - ALLOCATED PARKING SPACE
- CLOSE TO ST. JOSEPH'S CATHOLIC PRIMARY SCHOOL, COOPER'S COMPANY & COBORN SCHOOL & THE OFSTED OUTSTANDING HACTON PRIMARY SCHOOL & SACRED HEART FOF MARY GIRLS' SCHOOL

Lease Remaining: 105 years approx.
Service Charges: £829.00 bi-annually.
Ground Rent: £100 per annum.
Council Tax Band: B



ENTRANCE VIA :

Entrance door to:

ENTRANCE HALL :

Storage cupboard, modern vertical radiator, wood effect flooring, smooth ceiling, doors to accommodation.

KITCHEN :

10'9 max. x 7'10.

Double glazed window to front, range of base level units and drawers with work surfaces over, inset stainless steel one and a half sink drainer unit with mixer tap integrated oven and inset electric hob with stainless steel extractor hood over, washing machine to remain, range of matching eye level cupboards, glazed display units, wall mounted boiler, wood effect flooring, complementary tiled splash backs, smooth ceiling.

LIVING ROOM :

13'10 x 10'2 max.

Double glazed window to front, modern radiator, wood effect flooring, feature panelling to one wall, smooth ceiling.

BEDROOM :

13'5 x 9'5.

Double glazed window to rear, feature panelling to one wall, smooth ceiling.

BATHROOM/WC :

Obscure double glazed window to rear. Suite comprising: panelled bath with glazed shower screen, mixer tap and wall mounted shower, wall mounted vanity wash hand basin with mixer tap and drawers under, low level wc with push flush. Heated chrome towel rail, complementary tiling to walls, smooth ceiling.

EXTERIOR :

Communal gardens.
Residents parking.

BUYERS INFORMATION PACK :

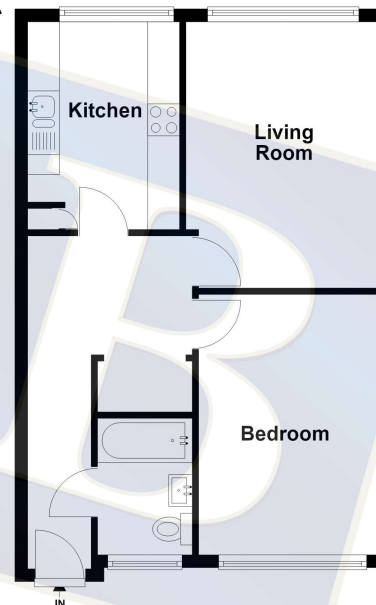
Please see below the link to access the Buyers Information Pack/TA forms:
<https://res.gazeal.co.uk//bip-docs?appuid=5524044366a96f1dd281928097371485>





Apartment

Approx. 46.8 sq. metres (504.0 sq. feet)



Total area: approx. 46.8 sq. metres (504.0 sq. feet)

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.

Agents Aperture
agentsaperture.co.uk
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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