



Frome Court
Riverside Close, ROMFORD.



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Riverside Close Romford
Asking Price
£250,000
Leasehold

- NO ONWARD CHAIN
- TWO BEDROOM TOP FLOOR FLAT
 - PARKING
 - JULIET BALCONY
- COUNCIL TAX BAND: C

Lease Remaining: 107 years
Service Charge: £3227 per annum
Ground Rent: £160 per annum



MAIN COMMUNAL DOOR TO ENTRANCE :

Stairs to top floor.

ENTRANCE HALL :

9'7 x 4'1.

Smooth ceiling, storage cupboard housing boiler, doors to accommodation, loft access, intercom system.

BEDROOM ONE :

12'2 x 10'2.

Double glazed window to the flank, smooth ceiling, fitted wardrobes, radiator, door to:

EN-SUITE:

Smooth ceiling with inset spotlights, extractor fan, shower cubicle with shower attachment, pedestal wash hand basin with mixer tap, low level wc, towel rail.

BEDROOM TWO :

11'3 x 11'3 at the widest points.

Double glazed window to the flank, smooth ceiling, fitted wardrobes, radiator.

BATHROOM :

7'3 x 5'8.

Smooth ceiling with inset spotlights, extractor fan, pedestal wash hand basin with mixer tap, low level wc, panelled bath with mixer tap and shower attachment, towel rail.

LIVING / DINING ROOM :

17'3 x 10'7.

Double glazed window to the flank, double glazed door to Juliet balcony, smooth ceiling, radiator, door to:

KITCHEN :

9' x 7'6 at the widest points.

Double glazed windows to the flank, smooth ceiling with inset spotlights, smoke detector, integrated Indesit washing machine, integrated dishwasher, integrated hob and oven with extractor fan over, base level and eye level units, space for fridge / freezer, one and a half sink drainer unit with mixer tap.

EXTERIOR

Parking.

PROPERTY INFORMATION PACK::

<https://res.gazeal.co.uk/#/bip-docs?appuid=63154765266a0bf18b48502058170722>





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

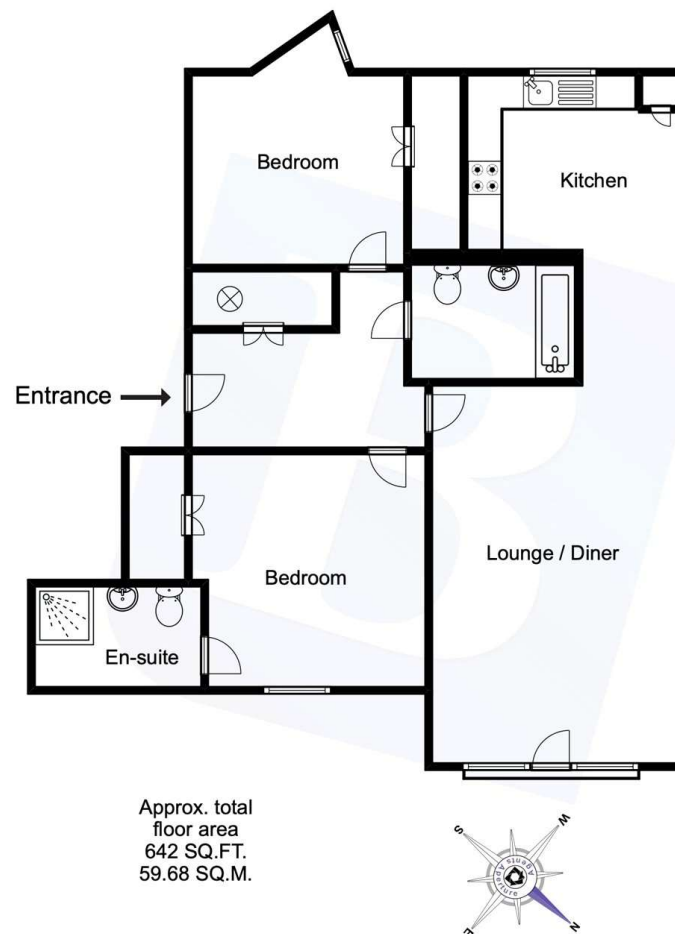
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Approx. total
floor area
642 SQ.FT.
59.68 SQ.M.



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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