



Kingston Hill Avenue, Romford,
Asking Price: £275,000

Bairstoweves







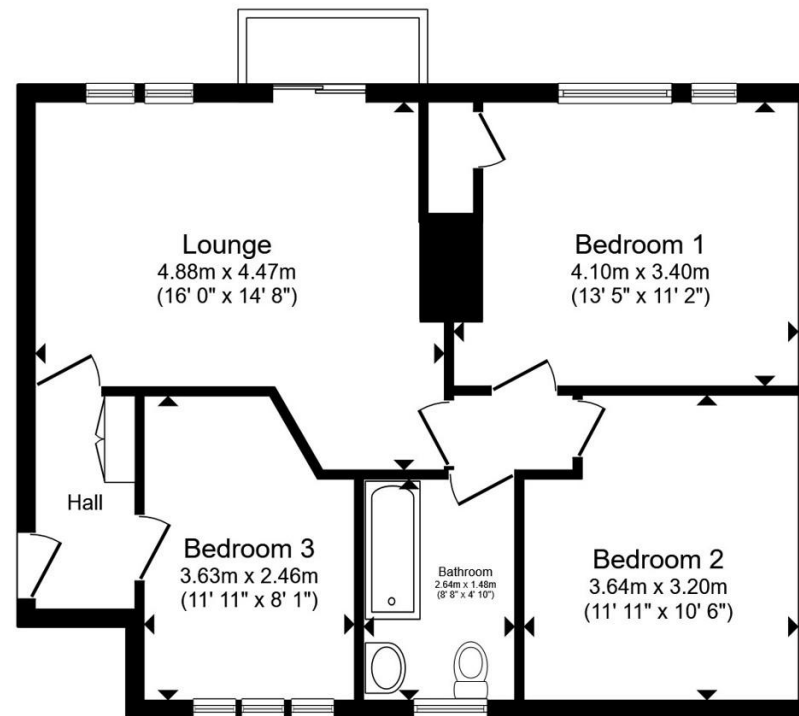
First Floor Flat | Private Balcony | Communal Gardens | No Onward Chain

Offered to the market with no onward chain, this well-proportioned first-floor flat presents an excellent opportunity for first-time buyers, downsizers and investors alike.

The accommodation comprises a bright and spacious lounge with direct access to a private balcony, fitted kitchen, three bedrooms and a family bathroom. Externally, residents benefit from well-maintained communal gardens and ample outdoor space.

Conveniently located for local amenities, transport links and schools, the property offers comfortable living with the added benefit of a straightforward purchase.





Total floor area 63.4 m² (683 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io





Council Tax Band: **B**

Tenure: **Leasehold**

Service Charge: **£1,000**

Years Left on Lease: **90**

Ground Rent: **£50**

Viewing by appointment

T: 01708 766517

E: collierrow@bairstowevescountrywide.co.uk

20 Collier Row Road, Collier Row, Romford, Essex, RM5 3NX



Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Bairstow Eves is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT number 500 2481 05

Code: COL_COL260543_R6PL_8