



Oldchurch Road
Romford



Oldchurch Road Romford £250,000

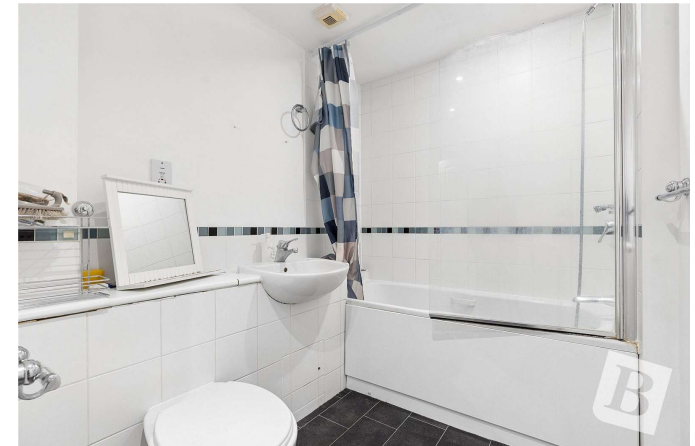
Leasehold

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING SPACE
 - BALCONY
- 0.4 MILES TO ROMFORD ELIZABETH LINE RAILWAY STATION
- WITHIN A MOMENTS WALK TO ROMFORD'S TOWN CENTRE
 - GATED PARKING
 - COUNCIL TAX BAND: C

Service Charge: £2,400 per annum approx.

Ground Rent: £200 per annum approx.

Lease Remaining: 102 years



HALLWAY :

Smooth ceiling with cornice coving, security intercom phone system, radiator, doors to accommodation, storage cupboard, wood effect laminate flooring.

LOUNGE / KITCHEN & DINER :

26'1 x 10'6.

Double glazed window to the side, double glazed French doors to the balcony, smooth ceiling with cornice coving and part spotlights, dining area, two radiators, wood effect laminate flooring.

KITCHEN AREA:

Matching base and wall mounted units, partly tiled walls, AEG oven with gas hob and extractor over, stainless steel sink with drainer and mixer tap over, integrated fridge / freezer, integrated dishwasher, integrated washing machine.

BEDROOM ONE :

12'9 x 10'2.

Double glazed window to the side, smooth ceiling with cornice coving, radiator, fitted wardrobes.

BEDROOM TWO :

10'5 x 6'8.

Double glazed window to the side, smooth ceiling with cornice coving, radiator, fitted wardrobe.

BATHROOM :

10'6 x 5'9.

Smooth ceiling with inset spotlights, airing cupboard, radiator, wash hand basin, low level wc, panelled bath with shower over, extractor fan.

EXTERIOR :

Communal gardens. Gated allocated parking for one vehicle.

BUYERS INFORMATION PACK :

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

<https://res.gazeal.co.uk/#/bip-docs?appuid=4134072456ac618a82393c3005314662>

AGENTS NOTE :

Please note some images have been virtually staged for marketing purposes only.



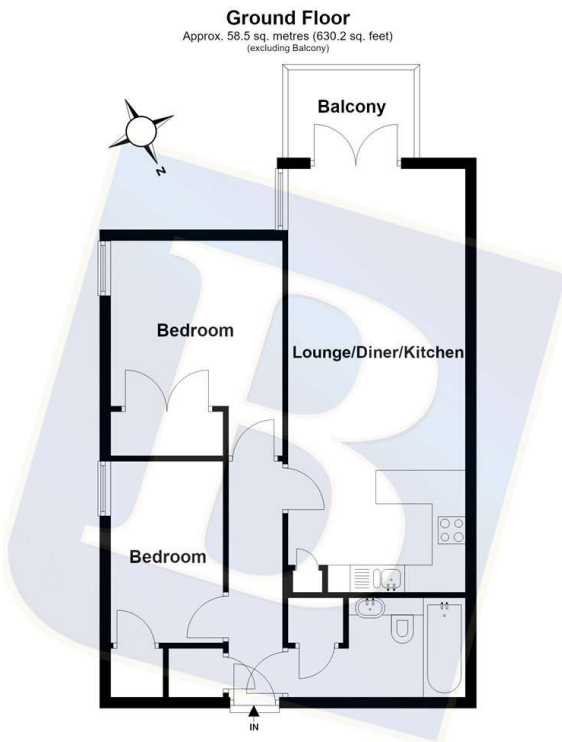


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Total area: approx. 58.5 sq. metres (630.2 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 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.

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

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.



