



Lux Building

Maxwell Road, ROMFORD.



Lux Building Maxwell Road Romford £220,000

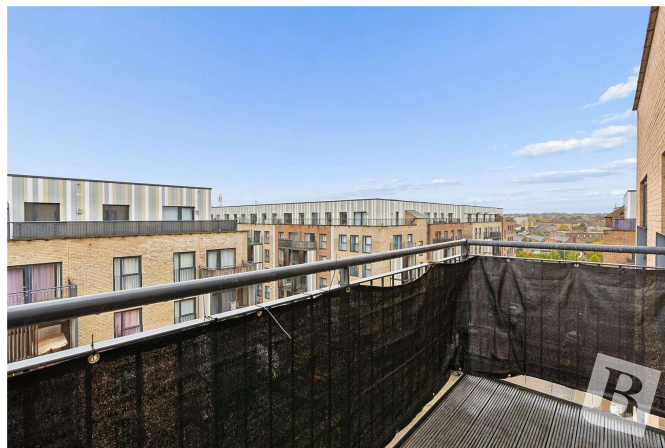
Leasehold

- NO ONWARD CHAIN
- LEASE IN EXCESS OF 100 YEARS
 - ONE BEDROOM
 - BALCONY
- 0.5 MILES TO ROMFORD ELIZABETH LINE RAILWAY STATION
- OPEN PLAN LIVING SPACE
- COUNCIL TAX BAND: C

Service Charge: £2,600 per annum approx

Ground Rent: £300 per annum

Lease Remaining: 112 years



ENTRANCE HALL :

13'5x4'5

Smooth ceiling, radiator, video intercom system, two storage cupboards, doors to accommodation.

OPEN PLAN KITCHEN/LIVING/DINING**ROOM :**

21'8x11'8

Smooth ceiling, radiator, double glazed door leading to balcony.

KITCHEN AREA:

A range of eye and base level units with work surfaces over, single sink drainer unit with mixer tap, integrated Electrolux hob with extractor fan over, integrated Hoover dishwasher, integrated Hoover washing machine, integrated fridge freezer, integrated AEG double oven.

BEDROOM :

11'3x8'4

Smooth ceiling, double glazed window to rear, radiator, fitted wardrobes.

BATHROOM :

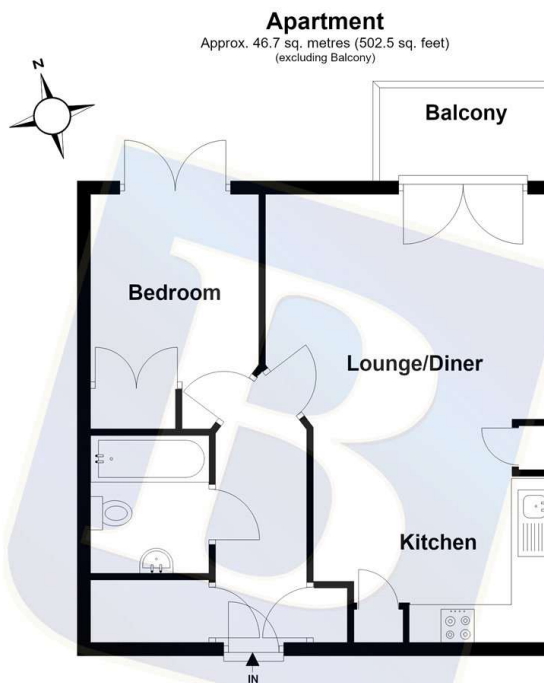
6'7x5'9

Smooth ceiling, air vent, low level wc, sink with mixer tap, bath with mixer tap and shower attachment.

BUYERS INFORMATION PACK:

Please see below a link to the Buyers Information Pack / TA Forms: <https://res.gazeal.co.uk/#/bip-docs?appuid=4464576356ad8b8aec8be54090958362>





Total area: approx. 46.7 sq. metres (502.5 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	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.