



Maxwell Road
Romford.



Maxwell Road Romford £230,000

Leasehold

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

Service Charge: £2,705 per annum

Ground Rent: £300 per annum

Lease Remaining: 112 years



HALLWAY :

Secure intercom phone system, smooth ceiling, doors to accommodation, cupboard housing boiler, radiator.

KITCHEN / LOUNGE / DINER :

21'3 x 12'.

Double glazed patio door to Balcony, smooth ceiling, radiator, dining area wood effect laminate flooring. Kitchen comprises of: matching base and wall mounted units, AEG oven with an electric hob, stainless steel sink with drainer and mixer tap over, Electrolux dishwasher, Electrolux Fridge / Freezer.

BEDROOM :

10'8 x 10'8.

Double glazed window to the rear, smooth ceiling, built in storage cupboard, radiator.

BATHROOM :

7'2 x 5'9.

Smooth ceiling, extractor fan, low level wc, wash hand basin, panelled bath with shower attachment, radiator, tiled floor and walls.

BUYERS INFORMATION PACK :

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

<https://res.gazeal.co.uk/#/bip-docs?appuid=3603167886978bbc7ee0a70089216272>

AGENTS NOTE :

The agent suggests that any interested parties should make contact with the estate agent prior to booking a viewing as the seller has been unable to provide any material information.



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

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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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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.