

Rowden Court

Spitfire Approach, HORNCHURCH.

Rowden Court
Spitfire Approach Hornchurch
Guide Price
£375,000 - £400,000
Leasehold

- BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM APARTMENT
- BUILT CIRCA 2023 WITH REMAINING NEW BUILD WARRANTY
- SPACIOUS OPEN PLAN LOUNGE/DINER/KITCHEN WITH INTEGRATED APPLIANCES & DIRECT ACCESS TO PRIVATE BALCONY OVERLOOKING LANDSCAPED COMMUNAL GARDENS
- BEDROOM ONE WITH EN-SUITE SHOWER ROOM
- CONTEMPORARY FAMILY BATHROOM/WC
- SEPARATE UTILITY
- BOASTING APPROX. 749 SQ.FT. OF LIVING ACCOMMODATION
- ALLOCATED PARKING SPACE
- SITUATED 0.6 MILES TO HORNCHURCH DISTRICT LINE STATION
- CLOSE TO HORNCHURCH COUNTRY PARK
- CLOSE TO THE 'OUTSTANDING' OFSTED RATING SCOTTS PRIMARY SCHOOL

Lease Remaining: 993 years approx.
Service Charges: £2,241.39 per annum. (Estimated Estate Service Charge £521.64 and Estimated Property Rowden Court Service Charge £1,719.74).
Ground Rent: Peppercorn.
Council Tax Band: D









ENTRANCE VIA :
Communal entrance door to:

COMMUNAL HALL :
Stair and lift access to all floors, fire exits.

OWN ENTRANCE DOOR TO ENTRANCE HALL :
Utility cupboard, radiator, wood effect flooring, smooth ceiling with inset spotlights, doors to accommodation.



UTILITY CUPBOARD :
Providing additional space for domestic appliances and storage.

BEDROOM ONE WITH EN-SUITE :
15' max. x 8'9.
Double glazed Velux window to rear, radiator, smooth ceiling with inset spotlights, door to:
EN-SUITE:
Suite comprising: inset shower cubicle with rain style shower head over and separate hand shower attachment, wall mounted wash hand basin with mixer tap, integrated wc with push flush. Heated chrome towel rail, tiled flooring, part complementary tiling to walls, two inset bottle niches, smooth ceiling with inset spotlights, extractor fan.

BEDROOM TWO :
15'9 x 8'11.
Double glazed Velux window to rear, fitted wardrobe, storage cupboard, radiator, smooth ceiling with inset spotlights.

FAMILY BATHROOM/WC :
Suite comprising: panelled bath with glazed shower screen, mixer tap, rain style shower head over and separate hand shower attachment, wall mounted wash hand basin with mixer tap, integrated wc with push flush. Heated chrome towel rail, tiled flooring, part complementary tiling to walls, two inset bottle niches, smooth ceiling with inset spotlights, extractor fan.













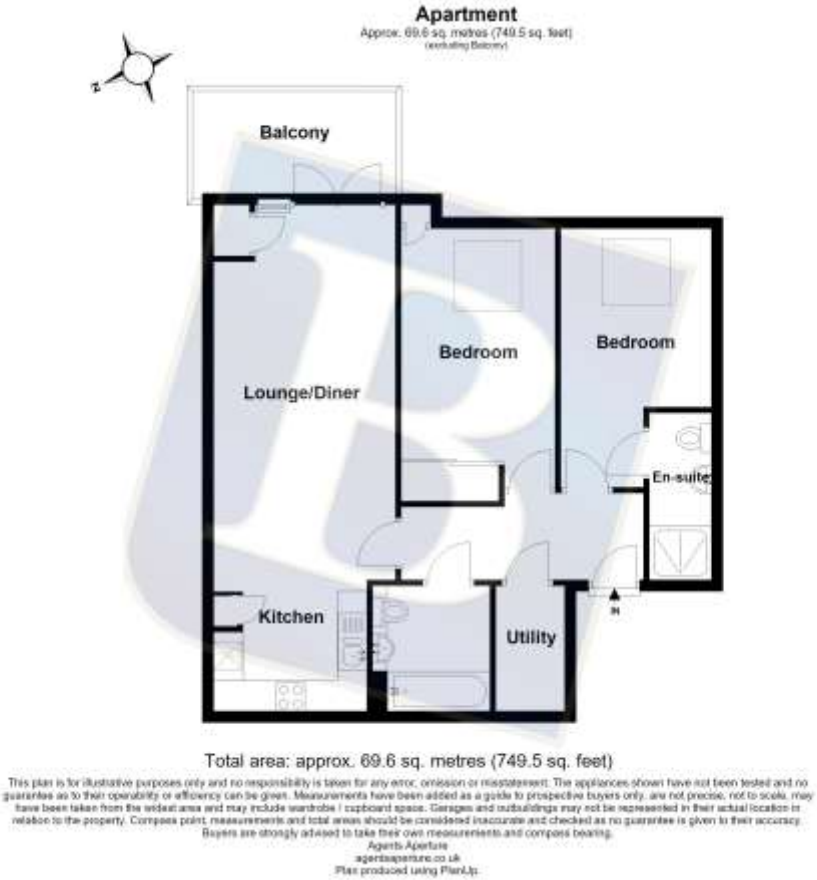
OPEN PLAN LOUNGE/DINER/KITCHEN :
LOUNGE/DINER
21'9 max. x 10'6.
Double glazed window to rear, double glazed French doors to rear leading to balcony, storage cupboard, two radiators, wood effect flooring, smooth ceiling with inset spotlights.
KITCHEN AREA:
8'11 x 7'3.
Range of base level units and drawers with heat resistant laminate work surfaces over and matching upstands, inset one and a half stainless steel sink drainer unit with mixer tap, integrated AEG eye level oven, inset 4-ring electric hob with concealed extractor hood over, integrated fridge/freezer, range of matching eye level cupboards with under lighting, wood effect flooring, smooth ceiling with inset spotlights.

BALCONY :
11'9 x 6'3.
Wrought iron railings, laid to artificial lawn.

EXTERIOR :
Neatly tended landscaped communal gardens, established planting.
Children's play park.
One allocated parking space.
Main entrance block with seating area and post boxes.

BUYERS INFORMATION PACK :
Please see below the link to access the Buyers Information Pack/TA forms:
https://res.gazeal.co.uk/#/bip-docs?appuid=1168442926add02c821ff69030085452





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