

York House

Western Road, ROMFORD.

York House
50 Western Road Romford
Guide Price £270,000 - £280,000

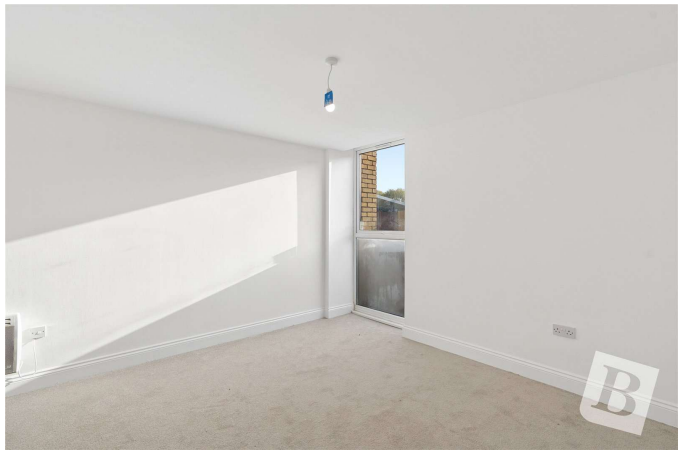
Leasehold

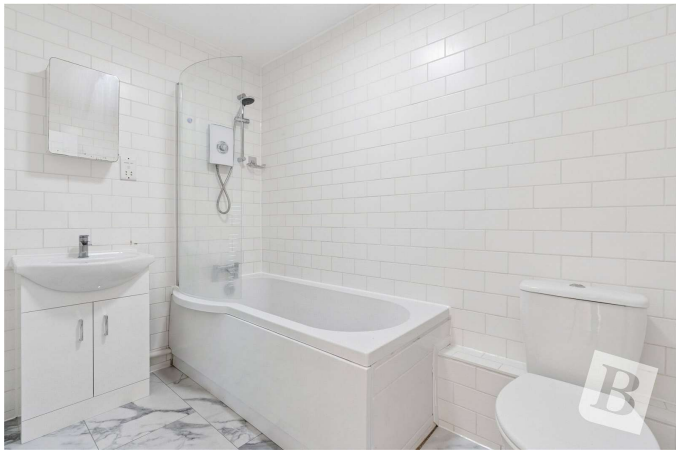
•NO ONWARD CHAIN
•TWO BEDROOMS
•0.4 MILES TO ROMFORD ELIZABETH RAILWAY STATION
•CLOSE TO LOCAL AMENITIES
•SEPARATE KITCHEN
•APPROX 17'9X12'8 LOUNG/DINER
•REFITTED FAMILY BATHROOM
•ALLOCATED PARKING SPACE

Lease Remaining: 114 Years
Service Charge & Ground Rent: £1,250 Per Annum approx









ENTRANCE HALL :
Smooth ceiling, electric heater, doors to accommodation.

LOUNGE/DINER :
17'x212'8 max
Double glazed window to front, electric heater, smooth ceiling.

KITCHEN :
9'8x6'1
Smooth ceiling with inset spot lights, part tiled walls, wood effect laminate flooring, space for fridge freezer, Beko washing machine stainless steel sink drainer unit, Neue oven with electric hob and extractor fan over.

BEDROOM ONE :
17'2x19'2 max
Double glazed window to front, electric heater, smooth ceiling.



BEDROOM TWO :
9'2x8'2
Double glazed window to front, electric heater, smooth ceiling.

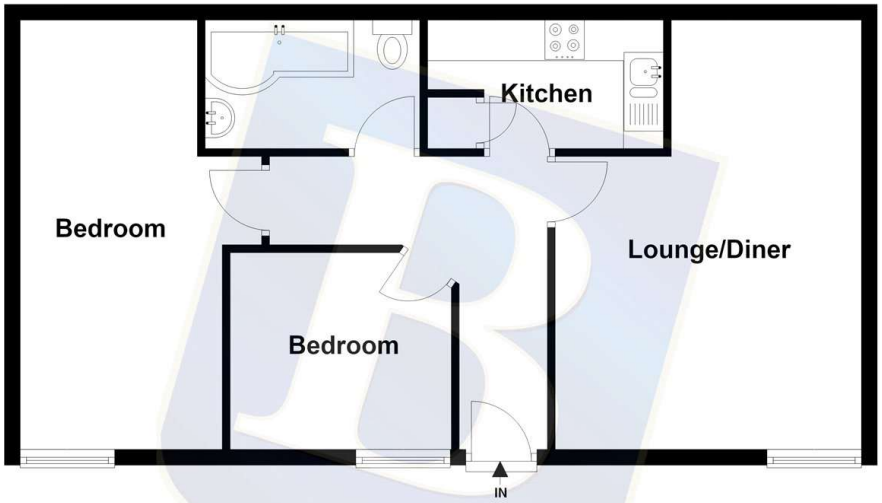
BATHROOM :
8'8x5'5
Tiled flooring, tiled walls, low level wc, panelled bath with shower attachment over, wash hand basin with vanity unit under, extractor fan, heated towel rail.

PROPERTY EXTERIOR :
One allocated parking space.

BUYERS INFORMATION PACK:
Please see below the link to access the Buyers Information Pack/TA formshttps://res.gazeal.co.uk/#/bip-docs?appuid=8836168806ae9af00179422005518846

Apartment

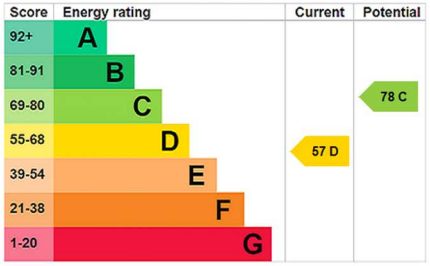
Approx. 58.2 sq. metres (626.9 sq. feet)



Total area: approx. 58.2 sq. metres (626.9 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.



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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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