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**Hilbery
Chaplin**

Ref: HRN250231



This one-bedroom first-floor retirement apartment (over 60s) is ideally located just a short walk from Hornchurch Town Centre, with excellent shops and transport links nearby. Offered with no onward chain, it's perfect for convenient, low-maintenance living.

The property includes a bright lounge, fitted kitchen with electric oven and hob, spacious bedroom with built-in wardrobe, and a shower room with W/C. Benefits include gas central heating and double glazing.

Residents enjoy access to a communal lounge, laundry facilities, well-kept gardens, and parking. The property also offers a long lease of approximately 150 years.



Summary:

- 1 Bedroom • Shower Room • Lounge • Kitchen • Externally • Residents Parking • Communal Lounge

Asking Price £140,000
To View Call 01708 457916

Abbs Cross Gardens
Hornchurch

www.hilberychaplin.co.uk

The Havering Estate Office
Email: hornchurch@hilberychaplin.co.uk

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Hall - Entered via solid door with spy hole. Loft access. Entry phone system. Coved cornice to ceiling. Cupboard housing hot and cold-water tank. Doors to:

Shower Room - 9'9" x 8'7" (2.97m x 2.62m)
White suite with a step-in shower cubicle with Triton Shower control. Low flushed W/C with concealed flush. Pedestal wash hand basin. Part tiled. Radiator

Bedroom - 9'9" x 8'7" (2.97m x 2.62m)
Double glazed window to front aspect with radiator beneath. Fitted wardrobes.

Lounge - 15'3" x 11'4" (4.65m x 3.45m)
Coved cornice to ceiling. Double glazed window to front aspect with double radiator beneath. Door to:

Kitchen - 8'2" x 7'2" (2.5m x 2.18m)
Fitted modern units with fitted work top surfaces, in-set one and half bowl sink with mixer tap. Matching eye base level units to include drawers and cupboards. Electric hob with overhead extractor. Space for washing machine. Part tiled. Radiator.

Externally - There are well tended communal grounds with resident's parking facilities with the advantage of a communal lounge and resident's guest room.

Residents Parking

Communal Lounge



The EPC for this property is available upon request.



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