

Ref: HRN260100



*****INVESTMENT BUYERS ONLY*****

This well-presented one-bedroom first floor apartment is being sold with a tenant in situ, currently paying £1,250 PCM. The property is situated in a quiet cul-de-sac location and offers a lounge, fitted kitchen, one double bedroom, and a family bathroom.

Further benefits include electric heating, double glazing throughout, and the added advantage of allocated parking.

The property is conveniently located within walking distance of local shops, including supermarkets, takeaways, and convenience stores. Romford town centre is also just a short bus ride or walk away, providing a wide range of retail outlets, restaurants, and leisure facilities. An early viewing is highly recommended.

Council Tax Band C

EPC rating C

Summary:

- 1 Bedroom • Communal Entrance • Lounge • Kitchen • Bathroom • Allocated Parking Space

Guide Price £200,000-£210,000

To View Call 01708 457916

Holland Close
Romford

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Holland Close, Romford

COMMUNAL ENTRANCE - Security entry phones system Leading to communal hallway and stairs to first floor. Door opening and leading to:

Reception Hall - Built in airing cupboard/storage, with further built in cupboard with plumbing for washing machine and storage. Storage heater, phone entry handset, access to loft.

Lounge - 13'7" x 11'2" (4.14m x 3.4m)

UPVC double glazed bay window, fitted cushion seating into bay, fitted display shelving, storage heater. Intercommunicating arch leading to kitchen

Kitchen - 7'8" x 6'9" (2.34m x 2.06m)

Fitted worktop surfaces with inset stainless steel sink, mixer tap and single drainer, fitted electric oven and hob with an overhead extractor hood, space for dishwasher and upright fridge freezer, fitted eye and base level units, part tiled.

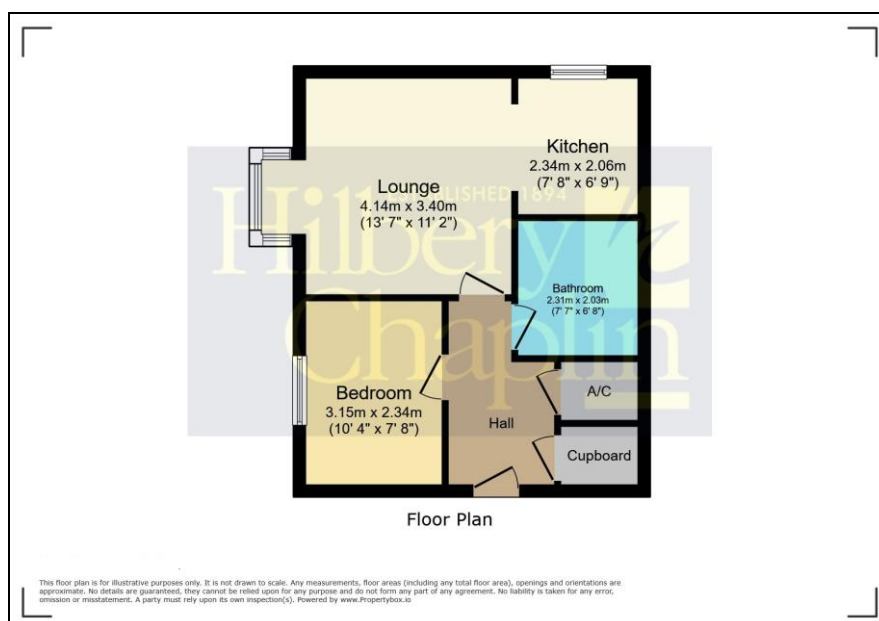
Bedroom - 10'4" x 7'8" (3.15m x 2.34m)

Double glazed window, electric wall mounted heater.

Bathroom - 7'7" x 6'8" (2.3m x 2.03m)

Comprising of a white suite, panelled bath, fitted shower screen, mixer tap shower attachment, low flush WC with concealed flush, wash hand basin with cupboard under, extractor fan, electric wall mounted fan heater, part tiled walls.

Externally - Allocated parking space and communal grounds.



The EPC for this property is available upon request.



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